



**52 Rolleston Drive, Nottingham, Nottinghamshire NG5 7JN**

**TO LET**

- ▶ **Ground floor retail property totalling 49 sqm (525 sqft).**
- ▶ **Situated on a busy parade in Arnold**
- ▶ **Nearby retailers include Premier and various independent hot food takeaways**

For enquiries and viewings please contact:



**Sam Hall**  
0115 924 3243  
[shall@innes-england.com](mailto:shall@innes-england.com)

### Location

The property is located close to Arnold, 5 miles north of Nottingham City Centre. Arnold is a popular suburb with major retailers including Boots, Lloyds Bank and Wilkos. The property is located to the east of Arnold, within a parade of shops fronting onto the busy Rolleston Drive. This area has a large residential catchment and the surrounding units are occupied by a mix of independent retail, take-away and industrial uses.

### Description

The property comprises a ground floor self contained retail unit with WC facilities. The property benefits from a large fully glazed display window and entrance door situated in a prime position along a parade of independent retailers.

### Accommodation

	Sq M	Sq Ft
<b>Total</b>	40.5	436

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

### Services

We understand all mains services are connected to the property.

### Planning

The property currently has planning permission for Use Class Sui Generis.

Interest parties should make their own enquiries of Gedling Borough Council.

### Tenure

The property is available on a new lease to be agreed.

### Business Rates

The property has a Rateable Value of £11,750.

### Rent

£9,500 per annum

### VAT

All figures quoted are exclusive of VAT if applicable.

### EPC

The premises has an EPC assessment of: C- 64

### Viewings

Viewings are by appointment with sole agents Innes England.

Date Produced: 26-Oct-2018







