



TO LET

STANDALONE RETAIL UNIT

3,327 sq.ft. (309 sq.m.)

Riverside Retail Park, Nottingham, NG2 1RS

- Detached single storey retail warehouse unit extending to 3,327 sq.ft. with 21 demised car parking spaces
- Prominent position located adjacent to Porsche Nottingham at the entrance junction to Riverside Retail Park and alongside the A52, one of the principal thoroughfares providing access onto the M1 Motorway
- Potential for change of use
- Suitable for drive-thru use (subject to planning)
- Riverside Retail Park totals 220,000 sq.ft. of retail including Boots, Argos, Next and DW Sports and offers 1,094 car parking spaces
- There are a number of car dealerships located within ½ mile including Porsche, Aston Martin, Ferrari, Land Rover and various other manufacturers
- Nottingham city centre is located approximately 2½ miles north east, approx 10 minutes drive time

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Area

Ground Floor 3,327 sq.ft. (309 sq.m.)

Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

Rent

On application

Rates

Rateable Value £81,500

EPC

An Energy Performance Certificate has been commissioned and will be available for inspection shortly.

Legal Costs

Each party to be responsible for their own legal costs.

Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/let has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.



Viewing

Strictly through the agent:

Andrew Moore

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Or through our joint agent, Prescott & Partners,

Contact: Henry Prescott Tel: 0151 236 9983