

Highly Prominent Retail Unit

101.63 sq m (1,094 sq ft)

41D Plains Road, Mapperley, Nottingham, NG3 5JU

To Let



- A1 retail consent
- Busy main road location
- New sublease available
- Ample on-road/free parking in immediate vicinity



Highly Prominent Retail Unit

41D Plains Road, Mapperley, Nottingham, NG3 5JU

Location

The property is located on Plains Road in the affluent suburb of Mapperley, close to its junction with Gretton Road and Westdale Lane.

The surrounding area of Plains Road forms the main retail centre in Mapperley which is dominated by good quality national and local retailers to include Dominos Pizza, Costa Coffee, Lloyds TSB, Manor Pharmacy, The Co-op, Boots and Sainsbury's.

Description

The property comprises a single-storey in line retail unit of traditional brick construction under a part flat, part pitched roof.

Internally, the ground floor of the property provides an open plan retail unit, together with rear kitchenette and WC facilities.

Accommodation

Measured on a net internal basis the property comprises the following floor areas:

Sales area:	95.94 sq m	(1,032 sq ft)
Ancillary:	5.58 sq m	(60 sq ft)
Total unit area:	101.52 sq m	(1,092 sq ft)
ITZA:	56.71 sq m	(610 sq ft)

Town & Country Planning

Gedling Borough Council have confirmed that the property has consent for uses falling within Class A1 (retail) of the Town & Country Planning (Use Classes) Order 1987 (as amended) 2010, being typical retail use.

Rates

Charging Authority:	Gedling Borough Council
Description:	Shop & premises
Rateable Value:	£18,750
Period:	2017/18

Tenure

The property is available on a new full repairing and insuring sublease for a term of years to be agreed.

Interested parties are advised to contact the marketing agents to discuss their individual leasing requirements.

Rent

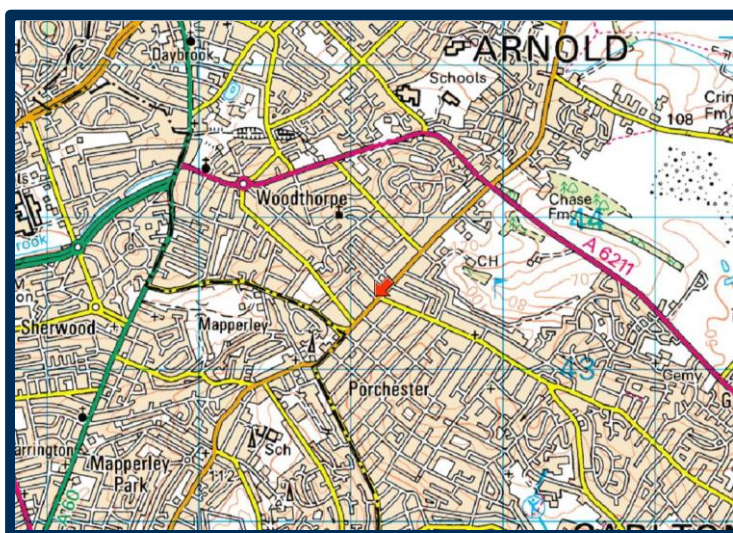
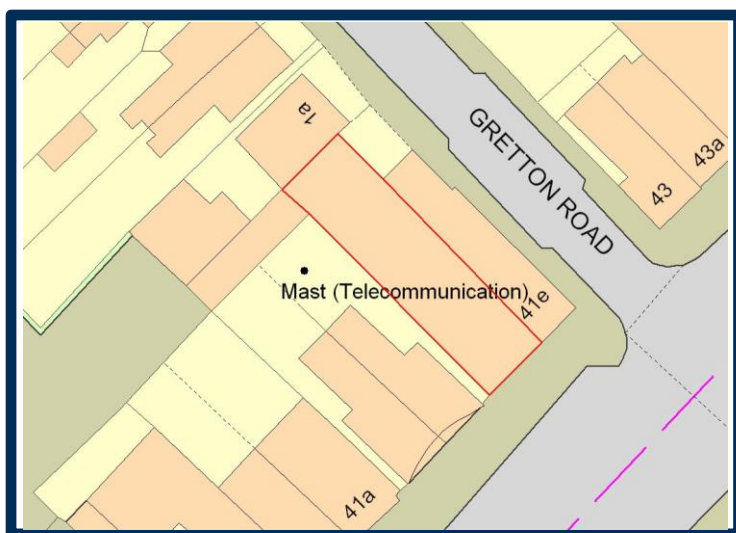
The commencing rental is to be based on **£16,000 per annum exclusive**. Rent is payable quarterly in advance on the usual Quarter Days by Bankers Standing Order.

VAT

VAT is applicable to the rent at the prevailing rate.

Legal Costs

The ingoing tenant will be required to contribute £750 towards the landlord's legal costs incurred in documenting the transaction.



Viewing

Strictly by prior appointment
with the sole agents.

James McArthur

T: 0115 989 7093

E: james@ng-cs.com

Kelly Oakley

T: 0115 989 7092

E: kelly@ng-cs.com

Property Misdescriptions Act: 1. Statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agents, the Vendor or Lessor. They are made subject to contract and form no part of any contract or warranty. 2. Particulars are prepared in good faith, to give a fair overall view of the property. If anything is particularly relevant to your interest, ask for further information. These particulars are believed to be correct; accuracy is not guaranteed. 3. The particulars are not a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. Information on services is based on information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to purchase. 4. Photograph/s depict only certain parts of the property; it should not be assumed that any contents or furnishings, furniture etc in the photograph/s are included within the sale. 5. Dimensions, distances and floor areas are approximate. Plan areas and measurements are based on Ordnance Survey Group Plans and there may be some discrepancy with Title Deeds. These are given as a guide only. Purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective. 7. Information on Town & Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. 8. Plans contained within these particulars have been reproduced by permission of Emapsite/Ordnance Survey, are not to scale and are for identification purposes only.

SUBJECT TO CONTRACT

Ref: SL/SFT/6515 25.04.17