

## Highly prominent retail unit

**78.44 sq m** (844 sq ft)

23 Plains Road, Mapperley, Nottingham NG3 5LG

### To Let



- Located on a main road
- Suitable for a variety of uses, subject to planning
- In the heart of Mapperley shopping district
- Available from July 2019



## Highly prominent retail unit

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### Location

The property is located on Plains Road in the affluent suburb of Mapperley. The surrounding area of Plains Road forms the main retail centre in Mapperley, which is dominated by good quality national and local retailers including Domino's Pizza, Costa Coffee, Manor Pharmacy, Boots and Sainsbury's.

### The Property

The premises comprise an open plan ground floor retail area with WC facilities and first floor storage accommodation.

### Accommodation

The property has the following approximate net internal floor area, measured in accordance with the RICS Code of Measuring Practice:-

Ground Floor	40.26 sq m	433 sq ft
First Floor	38.18 sq m	411 sq ft
<b>Total</b>	<b>78.44 sq m</b>	<b>844 sq ft</b>

### Town & Country Planning

The property has the benefit of planning consent for uses falling within Class A1 (Retail) of the Town & Country Planning (Use Classes) Order 1987.

The Landlord is currently in the process of applying for change of use to A3 (Restaurants and Cafes) and A5 (Hot Food Takeaways) of the Town & Country planning (Use Classes) Order 1987.

### EPC

The property has an energy performance rating of Band E, a copy of which can be made available by contacting the sole marketing agent.

### Services

The property is provided with mains electricity and water, but we can provide no warranty with regard to the capacity or connectivity.

### Rates

Charging Authority:	Gedling Borough Council
Description:	Shop & Premises
Rateable Value:	£11,750

If the subject property is the occupiers sole business premises they should qualify for a total exemption from paying business rates.

### Tenure

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

### Rent

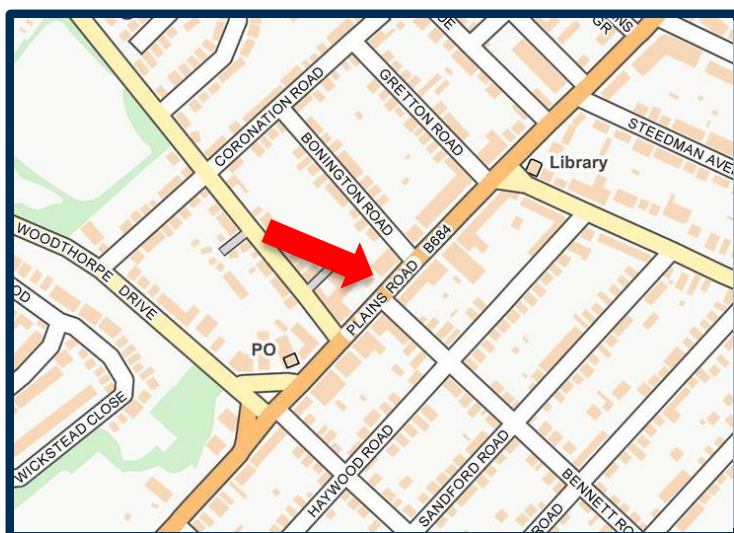
**£16,500 per annum exclusive.**

### VAT

VAT is not applicable.

### Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the transactions.



### Viewing

Strictly by prior appointment  
with the sole agents.

NG: Suzannah Adcock

T: 0115 989 7092

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**SUBJECT TO CONTRACT**

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