

Prominent Roadside Site

238 Mansfield Road, Redhill, Nottingham, NG5 8JY

£1,250
per calendar month

Former Enterprise Rent-A-Car Site

63 sq m (677 sq ft)

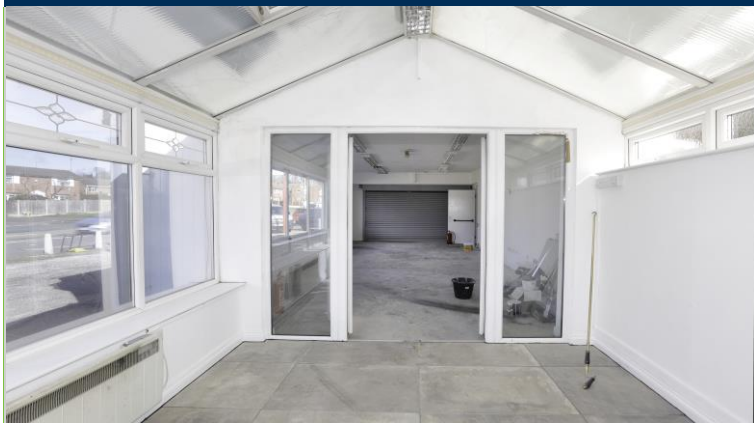
- A1 retail use
- New lease available
- Prominent location
- Suitable for a variety of uses (subject to planning)
- Display capacity for up to 20 cars
- Suitable for car wash

TO LET



NG Chartered Surveyors
Holland House | 43 Loughborough Rd | West Bridgford
Nottingham NG2 7LA


www.ng-cs.com
0115 958 8599



Location

The property is located in a prominent position on the A160 Mansfield Road in the Redhill suburb of Nottingham.

The location provides easy access to the Nottingham Outer Ring Road and Junction 25 and 26 of the M1 thereafter. Arnold Town Centre and its associated amenities are only 1 mile to the east, with Nottingham City Centre 5 miles to the south.

Occupiers in close proximity include Enterprise Rent-A-Car, Redhill Service Centre and The Ram Public House.

Description

The property comprises a workshop & office constructed with brick and blockwork elevations beneath a steel clad roof.

The specification includes a main showroom area with offices and staff amenities. There is also a conservatory feature.

Accommodation

The property contains the following approximate gross internal floor areas and site areas:-

	sq m	sq ft
Workshop	63	677
Total Site Area	0.150 acres	0.061 hectares

Services

Mains supplies of electricity and water are evident within the unit, but we can provide no warranty with regard to their capacity or connectivity.

EPC

The property has an EPC Rating of 75 falling within Band C.

Town and County Planning

We understand that the property falls under an ancillary use for that of Enterprise Rent-a-Car and would therefore require a change of use or variation of condition from this. We would therefore advise that interested parties contact Gedling Borough Council Planning Department to discuss their intended use (0115 901 3971).

Business Rates

Description:	Office and premises
Rateable Value:	£9,100
Period:	2019/2020

Terms

The premises will be available by way of a new lease for a term of years to be agreed.

Rent

£15,000 per annum exclusive.

VAT

The rent will be subject to VAT at the prevailing rate.

Legal Costs

The incoming tenant will be required to contribute £500 plus VAT towards the legal costs incurred in documenting the transaction.

Disclaimer

In accordance with the Estate Agents Act, a Director at NG Chartered Surveyors has a personal interest in this property.

PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be 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. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.

Subject to contract

Viewing: By prior appointment with the sole agents:



Sunny Landa
0115 989 7091
sunny@ng-cs.com

Ellis Cullen
T: 0115 989 7097
E: ellis@ng-cs.com