

173 LOUGHBOROUGH ROAD

West Bridgford, Nottingham NG2 7JS



Key Highlights

- Highly prominent corner property fronting the busy A60 Loughborough Road
- Within close proximity of West Bridgford town centre, Trent Bridge and the outer ring road
- Rare opportunity to acquire dental surgery premises
- Predominantly ground floor dental surgery accommodation with ancillary offices to first floor
- 156 sq m (1,676 sq ft)
- Very good on site car parking provision
- Suitable for alternative uses STPP

SAVILLS NOTTINGHAM
Enfield Chambers, 18 Low Pavement
NG1 7DG

+44 (0) 115 934 8050

[savills.co.uk](https://www.savills.co.uk)

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Location

West Bridgford is a prosperous suburb of Nottingham, situated two miles south of the city centre. The town centre provides a vibrant mix of shops, bars, restaurants and cafes. Major sporting facilities include Trent Bridge International Cricket Ground and Nottingham Forest City Ground.

The property is prominently situated on the corner of Chaworth Road and Loughborough Road (A60) and therefore occupies a busy bus route within close proximity of a large Asda supermarket, Volkswagen dealership, orthodontics centre, veterinary surgery and Nottingham Railway Station.

Description

The property comprises a detached former residential dwelling house with accommodation principally arranged on the ground floor with ancillary accommodation to the first floor.

The accommodation has been fitted out as a dental practice. The ground floor is arranged to provide a reception, waiting area, three surgeries, together with ancillary stores, offices, kitchen and toilets. The first floor accommodation comprises offices, stores and bathroom accommodation.

The accommodation benefits from part air conditioning, gas central heating (first floor) and UPVC double glazing.

Accommodation

From measurements taken on site we calculate the property provides the following net internal area:

FLOOR	SQ M	SQ FT
Ground	122.25	1,316
First	33.43	360
Total	155.68	1,676

Externally, the property benefits from ample on site car parking spaces.

Rates

Rateable Value (2017) £10,750

Rates payable (2019/2020) £5,278.25 (excluding any transitional or other relief)



Town Planning

The property has planning consent for use as a dental surgery within Class D1 of the Town & Country Planning (Use Classes) Order 1987.

The property may be suitable for a number of alternative D1 and commercial uses. Applicants are advised to contact the local planning authority: Rushcliffe Borough Council 0115 981 9911

EPC

E110

Terms

The property is available on a new lease for a term of years to be agreed at an initial rent of £30,000 per annum exclusive.

VAT

The Landlord advises that VAT will not be applicable on the rent due.

Legal Costs

Each party has to bear their own legal costs.

Viewing & Further Information

Strictly by prior appointment with the Sole Agent, Savills.

Contact

Ian Muxlow
+44 (0) 115 934 8053
imuxlow@savills.com

Ria Khan
+44 (0) 115 934 8057
nkhan@savills.com

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