

ROADSIDE RETAIL OPPORTUNITY

57D Radcliffe Road, West Bridgford, Nottingham NG2 5FX



**A5 Consent
Now
Granted**

RENT!

**£25,000
PER ANNUM**

Prominent Roadside location in the Affluent Nottingham Suburb of West Bridgford

- 140.2 sq m (1,509 sq ft) ground floor retail unit with front and rear entrance
- 40 dedicated customer car parking spaces
- Nearby occupiers include Feather & Black, Princess Bathrooms, Bathstore, McDonald's and John A Stephens

Location:

The subject premises are located at a prominent roadside position in the affluent town of West Bridgford, less than 2 miles south of Nottingham city centre.

The premises benefits from excellent passing traffic on Radcliffe Road, whilst both Trent Bridge Cricket Ground and Nottingham Forest City Ground are in the immediate vicinity and generate high volumes of footfall and passing traffic in the area, particularly on match days.

Scarrington Road to the rear of the site provides access to the excellent car park facilities and provides an alternative sales entrance to the subject premises.

Description:

The premises are situated in a modern retail parade with nearby national multiple occupiers including Feather & Black, Bathstore, Princess Bathrooms and McDonald's.

The property provides a well configured ground floor retail unit with sales entrances at both the front and rear, whilst the property also benefits from excellent parking facilities to the rear.

Accommodation:

Measured on net internal area, the property comprises the following:-

Ground Floor	140.2 sq m	(1,509 sq ft)
Internal Width	5.1 m	(16ft 9ins)

Rent:

The property is available to rent at a level of:-

£25,000 per annum

Business Rates:

Rateable Value 2015/16:	£14,750
Rates Payable 2015/16:	£7,080

Service Charge:

A service charge will be levied in respect of the common areas.

Planning:

A1 (Retail) and A5 (Hot Food Takeaway)

EPC:

B - 44

Interested? Contact Will Torr 0115 979 3491 wtorr@heb.co.uk

0115 950 6611

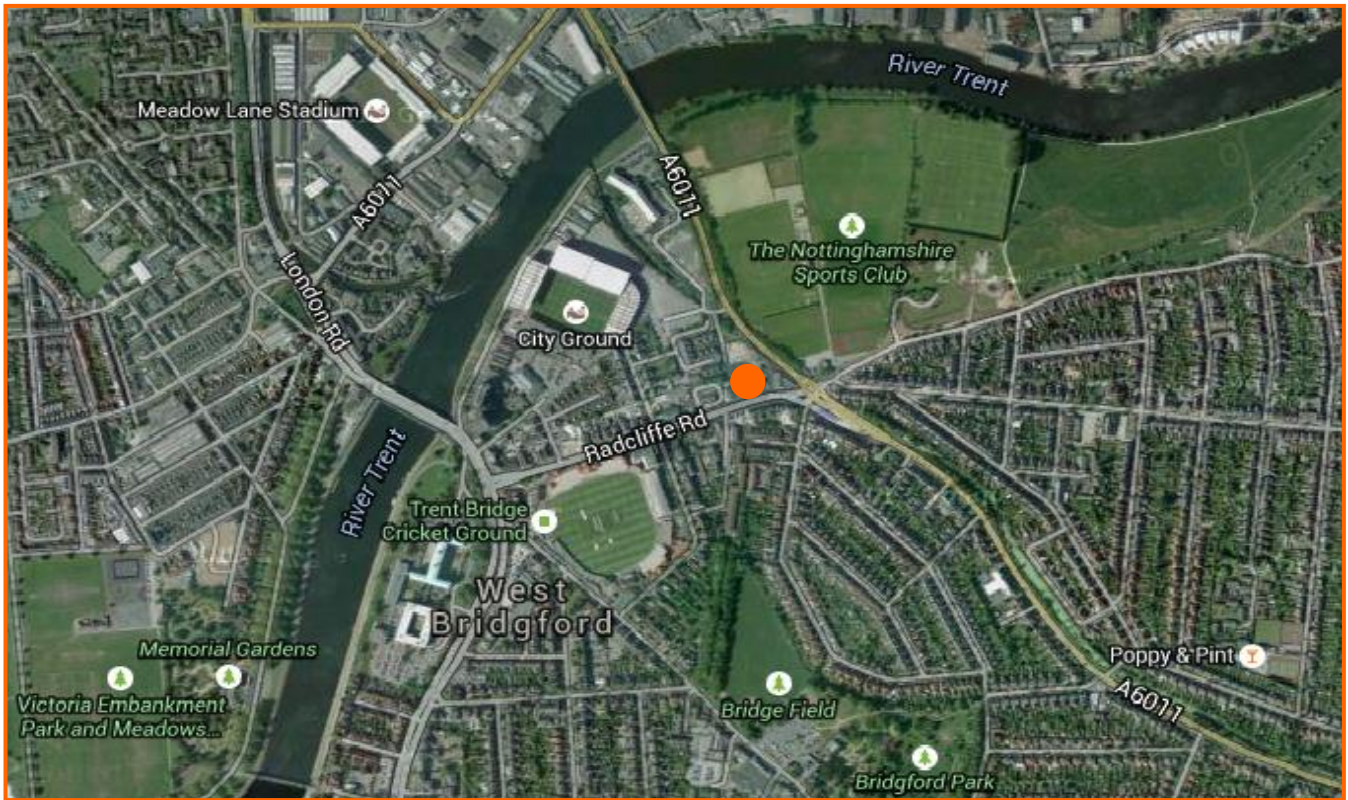
heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD



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b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.