

TO LET

**13E MAIN STREET
KEYWORTH
NOTTINGHAMSHIRE**



**OPEN PLAN OFFICE / WORKSHOP
NIA: 73.3 SQ M (789 SQ FT)**

**SELF-CONTAINED SINGLE STOREY BUILDING
2 CAR PARKING SPACES
SUITABLE FOR ALTERNATIVE USES STP
POPULAR SOUTH NOTTINGHAM VILLAGE LOCATION
GOOD ACCESS TO NOTTINGHAM & SOUTH OF COUNTY**

SAT NAV: NG12 5AA

Property Particulars

**Geo
Hallam &
Sons**

**0115 958 0301
www.geohallam.co.uk**

LOCATION

The premises are situated in the centre of Keyworth accessed off Main Street.

Keyworth is a popular dormitory village lying approximately 8 miles south east of Nottingham and the location benefits from good access to Nottingham's outer ring road and the south of the county via the A606 and A60, together with Junction 21 M1 via the A606 and A46.

DESCRIPTION

The property comprises a single storey office/workshop building providing a combination of open plan and cellular accommodation.

The property benefits from the following specification:

- Carpeting throughout
- UPVC double glazing
- Fluorescent strip lighting
- Perimeter power and data points
- Wall mounted storage heaters
- WC
- Kitchenette
- Floor to ceiling height of 2.9m

CAR PARKING

The property has the benefit of 2 car parking spaces immediately outside of the property within a shared car park.

ACCOMMODATION

Description	M ²	Ft ²
Open Plan Offices		
Total	73.2	789

TERMS OF DISPOSAL

The property is available on a new fully repairing and insuring lease for a term to be agreed at £8,500 pa payable quarterly in advance.

BUSINESS RATES

From enquiries made of the VOA website we understand that the property is currently assessed as follows:

Local Authority: Rushcliffe Borough Council
Description: Store & Premises
Rateable Value: £2,500

Due to the low Rateable Value, occupiers may be eligible for small business rates relief, and are advised to liaise with Rushcliffe Borough Council's non-domestic business rates department.

SERVICES

We are advised that mains water and electricity are connected to the premises.

VAT

All figures quoted are exclusive of VAT if applicable.

ENERGY PERFORMANCE CERTIFICATE

An EPC will be available shortly.

PLANNING

We are advised that the property is suitable for B1 (Offices) with ancillary storage. The property could be suitable for alternative uses subject to obtaining the requisite consents.

All interested parties are advised to contact Rushcliffe Borough Council Planning Department on 0115 981 9911.

LEGAL COSTS

Each party will be responsible for their own legal costs involved in this transaction.

VIEWING

Strictly by appointment with the sole agent Geo Hallam and Sons:

Contact: Giles Davis
Direct Tel: 0115 958 0301
Email: giles@geohallam.co.uk

October 2019



Geo

Hallam &
Sons

0115 958 0301
www.geohallam.co.uk

Property Particulars

Chartered Surveyors

24 Regent Street
Nottingham
NG1 5BQ

Tel : 0115 958 0301
Fax : 0115 950 3108

MISREPRESENTATION ACT: Geo Hallam & Sons for themselves and for the Vendors or lessors of this property whose agents they are give notice that: **1)** the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract. **2)** All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. **3)** No person in the employment of Geo Hallam & Sons has any authority to give any representation or warranty whatsoever in relation to this property.