

ROADSIDE RETAIL OPPORTUNITY

Unit 3 Commodore Court, Nuthall Road, Nottingham NG8 5DQ



TO LET!



**£55,000
PER ANNUM**

PROMINENT ROADSIDE RETAIL OPPORTUNITY ON NOTTINGHAM'S MAIN ARTERIAL ROAD

0115 950 6611

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

Location:

Nottingham is considered to be the commercial capital of the East Midlands and is one of the UK's busiest retailing destinations. The city is located 51 miles (82 km) north east of Birmingham, 110 miles (177 km) north of London, 27 miles (43 km) north of Leicester and 43 miles (69 km) south of Sheffield.

The city is well connected in terms of transport communications with close proximity to the M1 motorway which lies 4 miles (6.4 km) to the west of the city linking Leeds in the North with Leicester and London in the south.

The subject property is located approximately 2 miles northwest of Nottingham city centre and occupies a prominent roadside location on the busy A610, which is the main arterial route linking the city to J26 of the M1.

Other commercial occupiers of note in the vicinity include KFC, Iceland, Halfords, Greggs and Domino's.

Description:

The property comprises an end of terrace retail unit with a return frontage situated on the ground floor of a mixed commercial and residential development.

Internally, the unit is open plan and fully fitted to include carpeting and lighting throughout. At the rear of the unit there is a kitchen, WC and access to the car parking for rear loading/unloading.

Externally, there is a designated service area and car park for the development.

Accommodation:

Ground Floor:	359 sq m	3,865 sq ft
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To the rear of the premises there are four demised car parking spaces. Customers will also have use of the shared car park.

Rent:

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

**£55,000 Per Annum
(Fifty Five Thousand Pounds)**

Service Charge:

There is to be a service charge levied in addition to the rent.

Planning:

A1 (Retail), suitable for A3 and A5, subject to the necessary planning consents.

VAT:

VAT is applicable to the rent and service charge.

Business Rates:

Rateable Value:	£47,500
Rates Payable 2019/20:	£23,940

EPC:

C-57

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

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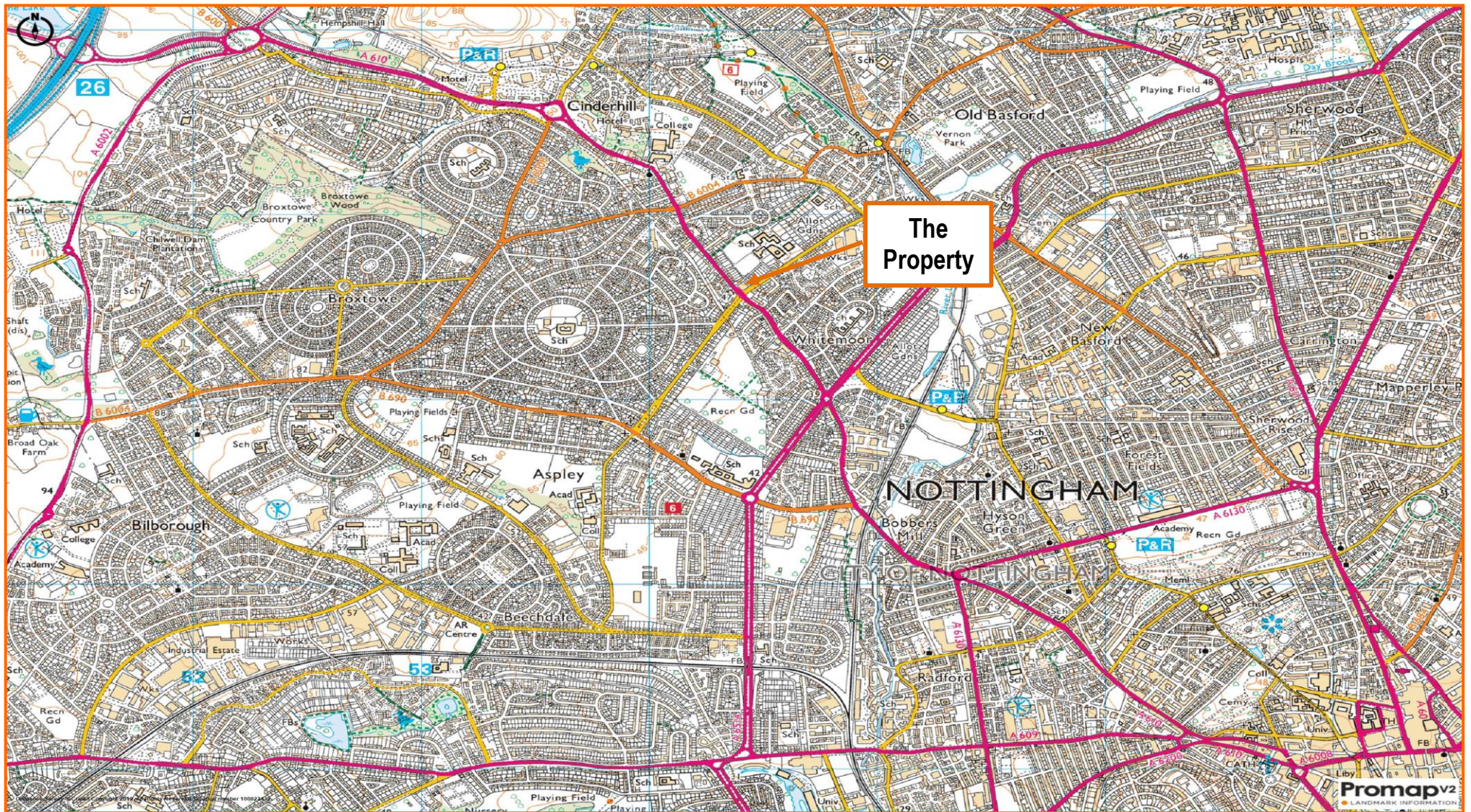
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a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

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.