

Prominent Roadside Site

238 Mansfield Road, Redhill, Nottingham, NG5 8JY

Preliminary
Announcement

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
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Nottingham NG2 7LA


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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

£25,000 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.

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Subject to contract

Viewing: By prior appointment with the sole agents:



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