

# MUSSON LIGGINS

Chartered Surveyors · Property Consultants · Valuers

· PROPERTY ·

30 Clarendon Street  
Nottingham  
NG1 5HQ  
Tel: 0115 941 5241  
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· PARTICULARS ·

## TO LET

### TOWN CENTRE RETAIL UNIT

**90.13 SQ M (970 SQ FT)**



**81 MAIN STREET  
BULWELL  
NOTTINGHAM  
NG6 8QD**

**LOCATION**

The property is located on the pedestrianised section of Main Street and is considered an excellent retailing position upon Bulwell's busy market place. The property is surrounded by numerous national occupiers including Wilkinsons, Boots, Greggs and Ethel Austin.

Bulwell is considered a traditional market town located approximately 4.5 miles to the north west of Nottingham City Centre. Bulwell has excellent transport links with the A610 providing easy access to Junction 26 of the M1 Motorway. The Nottingham Express Transit Tram Network and a number of bus routes are all available within a short walk of the accommodation.

**DESCRIPTION**

The property comprises an excellent opportunity for an ingoing tenant to occupy a mid-terrace three storey retail unit with ancillary first and second floor storage/office facilities. The property has the benefit of electrically operated roller shutter doors to the front elevation.

**ACCOMMODATION**

Measured on a net internal area basis with approximate floor areas given for information purposes only. Prospective tenants are advised to undertake their own measured survey.

**Approximate Summary Floor Areas**

	<b><u>sq m</u></b>	<b><u>sq ft</u></b>
<b><u>GROUND FLOOR RETAIL AREA</u></b>		
• Zone A	19.15	206
• Zone B	6.70	72
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<b>TOTAL SALES AREA</b>	<b>25.85 sq m</b>	<b>278 sq ft</b>
	<hr/>	
• ITZA	22.50	242
<b><u>FIRST FLOOR</u></b>		
• Store	32.14	346
<b><u>SECOND FLOOR</u></b>		
• Store	32.14	346
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<b>TOTAL FLOOR AREA</b>	<b>90.13 sq m</b>	<b>970 sq ft</b>
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**RATING**

We have made enquiries of the Valuation Office Agency – Rating List on the Internet and the property is assessed for rating purposes as follows:

**Rateable Value**

**£9,400**

We would encourage prospective tenants to satisfy themselves of the current rateable value and the amount payable.

## **PLANNING**

Nottingham City Council has confirmed the property has planning consent for its existing use within the Town and Country Planning (Use Classes) Order of 1987.

For further information please contact Nottingham City Council's Planning Control Department, Tel: 0115 915 5555.

## **LEASE INFORMATION**

The property is available by way of a new lease for a term of years to be agreed, incorporating 3 yearly rent reviews at an asking rent of £12,000 per annum exclusive.

## **LEGAL COSTS**

The ingoing tenant is to be responsible for the landlord's reasonable legal costs incurred in connection with this transaction.

## **VIEWING**

Strictly by appointment only through the Sole Agents.

**Musson Liggins  
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**Please ask for David Bladen**

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**ML/DCB/269  
(Prepared on 17 March 2009)**

**SUBJECT TO CONTRACT**

### **PROPERTY MISDESCRIPTIONS ACT 1991 NOTICE**

Musson Liggins Limited, for themselves and the Vendors or the Lessors of the property whose Agents they are, give notice that:

i) The particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, any offer or Contract.

ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given in good faith and without responsibility and are believed to be correct, but 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 the correctness of each of them;

iii) No person in the employment of Musson Liggins Limited has any authority to make or give any representation or Warranty whatever in relation to this property.

All statements contained in these particulars are believed to be correct but their accuracy is not guaranteed, nor do they form part of any Contract or Warranty. Unless specified to the contrary, interested parties should note the following:

1 All dimensions, distances and floor areas are approximate and for guidance purposes only.

2 Information on tenure or tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by Solicitors.

3 Information as to Rating matters and Town and Country Planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Interested parties are recommended to verify this information in writing prior to entering into any commitment to purchase or lease.

4 All plans supplied by the Agents are provided solely to assist in the identification of the property.

5 All figures quoted are exclusive of VAT unless expressly stated to the contrary. All interested parties are strongly recommended to satisfy themselves as to the position on VAT by independent written enquiry.

6 All information on the availability of mains services is based on information supplied by the Vendor/Lessor. All other statements regarding service installations do not warrant the condition or serviceability of the installations referred to.

All statements contained in these particulars are believed to be correct, but their accuracy is not guaranteed, nor do they form any part of any contract or warranty. Unless specified to the contrary, interested parties should note that all distances and floor areas are approximate and are given for guidance purposes only and information on tenure or tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Lessees are recommended to have this information verified by their Solicitor and Chartered Surveyor.

