

MUSSON LIGGINS

Chartered Surveyors · Property Consultants · Valuers

· PROPERTY ·

30 Clarendon Street
Nottingham
NG1 5HQ
Tel: 0115 941 5241
Fax: 0115 950 0946

· PARTICULARS ·

TO LET

**4 CANDLEBY LANE SHOPPING CENTRE
COTGRAVE
NOTTINGHAM
NG12 3JQ**

**GROUND FLOOR RETAIL UNIT
WITH FIRST FLOOR TWO BEDROOM FLAT
(May Let Separately)**



- **Total Accommodation 114.76 m sq (1,237 sq ft)**
- **Free Staff and Customer Parking**
- **Self Contained Ground Floor Retail Unit**
- **Self Contained First Floor Flat**
- **Popular Central Location in Cotgrave**



LOCATION

The subject property is situated in Candleby Lane Shopping Precinct which is within Cotgrave village, a suburb within a 5 minute drive of the A606 providing links to Melton Mowbray and Nottingham.

Candleby Lane is an established Shopping Centre anchored by Co-op Supermarket along with many other retail trades represented, together with a Health Centre and Library.

Nottingham City Centre is situated approximately 7 miles to the north west of the subject property and access to Junction 25 of the M1 motorway is approximately 10 miles to the west.

DESCRIPTION

The property comprises of a mid terraced retail unit with ancillary kitchen and WC facilities.

To the first floor is a self-contained two bedroom flat which is currently vacant and may be sub-let by the Tenant.

The accommodation can be further described as follows.

ACCOMMODATION

All measurements have been taken on a net internal area basis and should be verified by the ingoing tenant:

Total Retail	65.59 m ²	707 ft ²
ITZA	47.60 m ²	513 ft ²
First Floor Flat	49.17 m ²	530 ft ²
Total Accommodation	114.76 m ²	1,237 ft ²

EXTERNALLY

There is a free car park for customers and staff with further loading facilities to the rear of the retail unit.

ML/DCB/287
SUBJECT TO CONTRACT

RATING

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

2010 Rateable Value £7,200

Residential Flat Band A

PLANNING

We understand that the property has a current lawful use as an A1 retail unit. Any prospective tenant should make enquiries to Rushcliffe Borough Council on 0115 981 9911.

TENURE

The property is available by way of a new full repairing and insuring lease whereby the Landlord recovers the apportioned insurance premium from the tenant and an additional service charge will be levied to include building repairs, maintenance of the car park and common areas.

The lease is available for a term of years to be agreed at a commencing rental of **£11,750 (Eleven Thousand Seven Hundred and Fifty Pounds)** per annum plus VAT exclusive of rates.

LEGAL COSTS

The ingoing tenant is to be responsible for both parties legal costs incurred in connection with this matter whether it proceeds to finality or not.

VIEWING

Strictly by appointment only through the sole agents:

Musson Liggins
30 Clarendon Street
Nottingham
NG1 4AQ

Tel: 0115 941 5241
Fax: 0115 950 0946

Please ask for David Bladen

e-mail: dcb@mussonliggins.co.uk



General View of the Parade



General View of the Retail Unit



Location (For Identification Purposes Only)

PROPERTY MISDESCRIPTIONS ACT 1991 NOTICE

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