

MUSSON LIGGINS

Chartered Surveyors · Property Consultants · Valuers

· PROPERTY ·

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· PARTICULARS ·

TO LET

**1-5 High Street
Ruddington
Nottingham
NG11 6HA**

**Retail Units and First Floor Offices
Available as a whole or individually**



- Total Accommodation 158.3 m² (1,668 ft²)
- Available as a whole or individually
- Self Contained Retail Units
- Self Contained Offices
- Central Location in Ruddington
- £20,000 per annum exclusive



LOCATION

The premises are located in the centre of Ruddington, being approximately 5 miles to the South of the Nottingham City Centre and within close proximity to the A52 ring road. Both the M1 Motorway Junction 24 and A46 Fosse Way are within 8.5 miles and 7 miles respectively.

Ruddington is a popular and densely populated area with its own retail centres situated on High Street and Church Street with a number of shops and local amenities all being within close proximity to the subject units.

DESCRIPTION

The subject property comprises a two storey end of terrace brick built building which provides for two ground floor retail units and first floor dental practice accommodation. To the rear of the property is a brick built store and yard area.

1 High Street comprises two self contained rooms and would suit a small Professional & Financial Services firm or retail occupier.

3-5 High Street is a larger self contained retail unit with A2 planning consent which was previously occupied by HSBC Bank.

5a High Street is a former Dental Practice at first floor level which may be suitable for other uses subject to formal planning applications and approval.

ACCOMMODATION

1 High Street	26.80 m ²	272 ft ²
3-5 High Street	54.72 m ²	589 ft ²
5a High Street	76.78 m ²	827 ft ²

Total Accommodation 158.30 m² 1,668 ft²

Rent

The property is available on a new Fully Repairing and Insuring Lease at a commencing rental of **£20,000 (Twenty Thousand Pounds)** for a minimum period of 5 years.

The premises can also be sub-divided to provide for three self contained units subject to negotiation. Individual rents upon application.

SUBJECT TO CONTRACT

ML/DCB/290

BUSINESS RATES

The subject property is currently assessed for Business rates purposes with a 2010 Rateable Value as follows:

1 High Street	Unknown
3-5 High Street	£4,950
5a High Street	£6,000

We would recommend that potential purchasers make their own enquiries with the Valuation Office Agency with regard to the rates payable for the specific user. Further information can be found at www.voa.gov.uk.

PLANNING

We have been informed by Rushcliffe Borough Council that the subject properties have planning consent within the Town & Country Planning (Use Classes) Order of 1987 for the following:

1 High Street

A1 (Retail) and
A2 (Professional & Financial Services)

3-5 High Street

A1 (Retail) and
A2 (Professional & Financial Services) - Formerly HSBC Bank

5a High Street

D1 (Non-Residential Institutions) - previously used as a Dental Practice.

We would recommend that any potential Tenant makes formal enquiries with regard to the use of the property with Rushcliffe Borough Council's Planning Control Department, telephone 0115 981 9911.

VIEWING

Strictly by appointment only through Sole Agents:

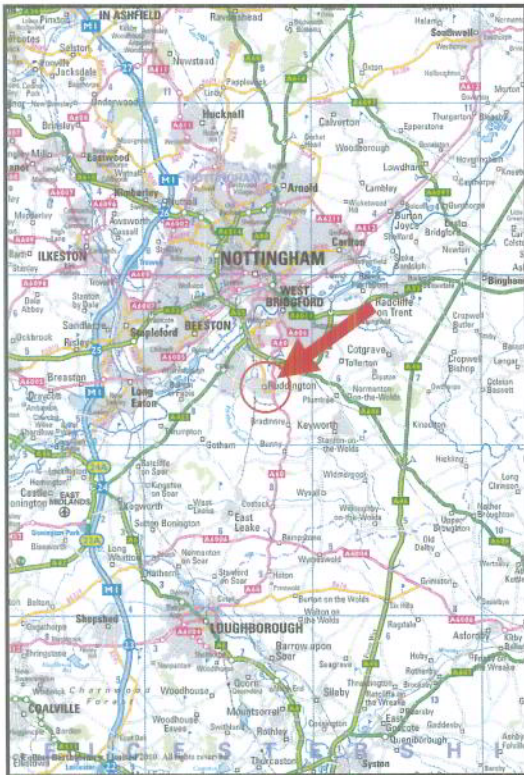
Musson Liggins
30 Clarendon Street
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NG1 5HQ

Tel: 0115 941 5241

Please ask for David Bladen
e-mail: dcb@mussonliggins.co.uk

or

Matthew Liggins
e-mail: mal@mussonliggins.co.uk



Location Plans (For Identification Purposes Only)



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;
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- 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.