

# TO LET

**Formerly The Grove Public House  
35 Mansfield Road  
Daybrook  
Nottingham  
NG5 6AJ**

**Upon Full Refurbishment and Procurement  
New Retail Space Now Letting**

**82.6 m sq (888 sq ft) to 187.6 m sq (2,019 sq ft) approx plus parking**



**Artist's Impression**

- **Very Prominent and Busy Position**
- **0.35 acre site (approx) Plentiful Parking/Service Areas/Loading**
- **A1 Planning Consent Within the TCPA Use Class Order 1995**

## LOCATION

The subject property is situated with frontage directly onto the A60 Mansfield Road with a return frontage to Sherbrook Road.

The site has excellent transport links to Nottingham's outer ring road with Nottingham City Centre being approximately 3 miles distant to the South accessed via the A60 Mansfield Road.

## DESCRIPTION

The subject property comprises a former public house situated on a 0.35 acre site (approx). Plentiful parking/loading/service areas are available.

The premises may be suitable for a wide range of uses to include retail and residential development, subject to planning application and approval.

The property has a current consent to convert the Ground floor into retail space with 4 x one-bed apartments to the upper floors – planning reference 2009/0032. Please see attached plans of the permitted scheme.

The ground floor of the property is available on a Leasehold basis. The ground floor has planning permission to create two retail units to be let separately or as a whole with the following approximate areas;

Retail Space	187.6 m sq	2,019 sq ft
Built Frontage	6.96 m approx	4.99 ft approx
Internal Width	6.96 m	4.99 ft
Internal Depth	13.05 m	20.71 ft

(Division possible)

### 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.

## Rent

The ground floor retail unit is available on a new Fully Repairing and Insuring Lease at **£30,000 (Thirty Thousand Pounds) per annum exclusive.**

Division into two smaller units is possible subject to negotiation.

Enquiries for the Freehold Interest are should be directed to Matthew Liggins.

## VIEWING

Strictly by appointment only through the Sole Agents:

**Musson Liggins**  
**30 Clarendon Street**  
**Nottingham**  
**NG1 5HQ**

**Tel: 0115 941 5241**

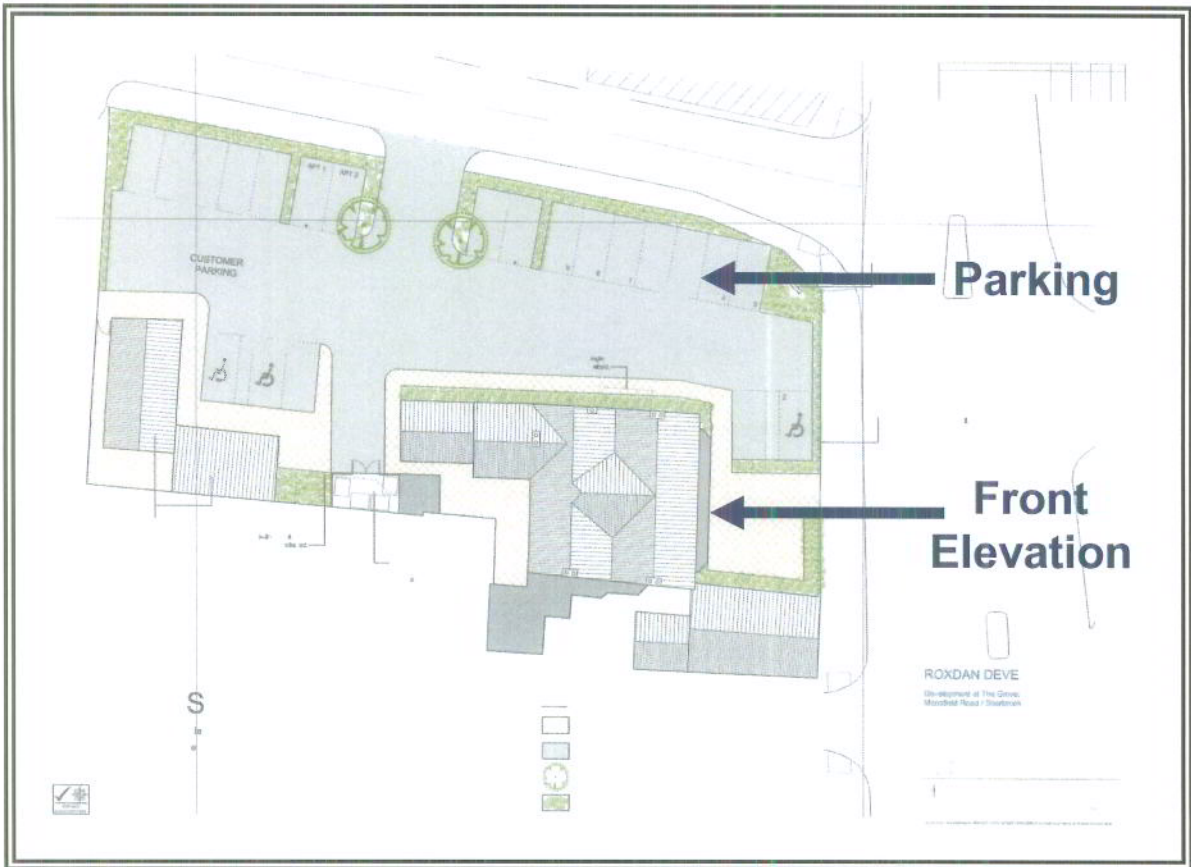
**Please ask for David Bladen**  
**e-mail: dcb@mussonliggins.co.uk**

or

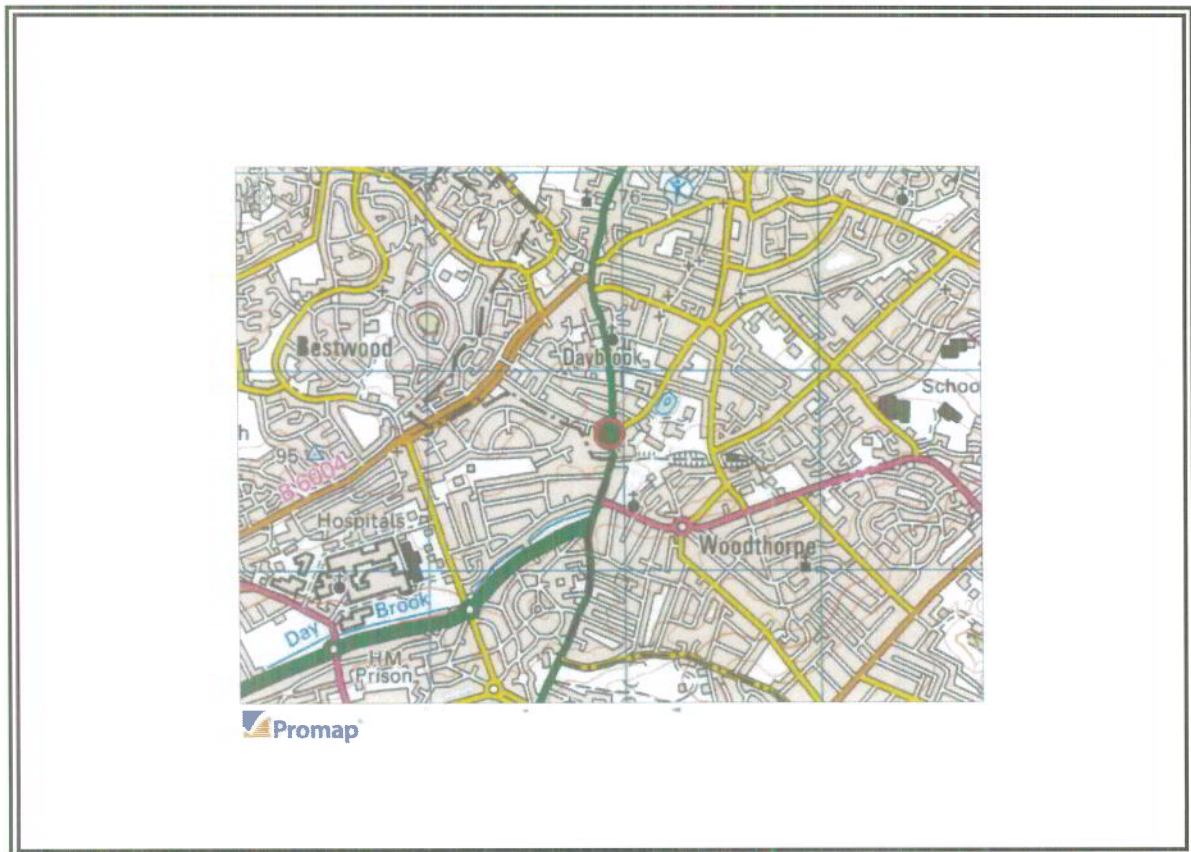
**Matthew Liggins**  
**in connection with the Freehold Interest**  
**e-mail: mal@mussonliggins.co.uk**

**SUBJECT TO CONTRACT**

**ML/DCB/283**



Site Plan (For Identification Purposes Only) DNS



Location Plan (For Identification Purposes Only)