

MUSSON LIGGINS

Chartered Surveyors · Property Consultants · Valuers

·PROPERTY·

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

·PARTICULARS·

TO LET (MAY SELL)

**FORMER BAKERY PREMISES,
R/O 58 CHURCH STREET
RUDDINGTON
NOTTINGHAM
NG11 6HD**



- **Secure Storage Unit**
- **621.99 m² (6,693 ft²) Total GIA Including 1F Accommodation**
- **Fast Communication Links (A52 & Nottingham City Centre)**
- **Available on Flexible Terms**



LOCATION

The property is located in a prominent position on the corner of Church Street, with frontages both Chapel Street and Shaw Street, close to the centre of Ruddington.

Ruddington is a popular mixed use centre, benefiting from commercial, public house, surgery premises, medical centre and a Co-Op, all within close proximity to the property.

Church Street provides access to High Street which are both considered to be the principal shopping areas within Ruddington.

The A52 Nottingham Outer Ring Road system is approximately 1 mile distant, providing access to all parts of the Greater Nottingham area and Junction 24 of the M1 Motorway is located approximately 8 miles distance, to the south west of the subject property, via the A453.

DESCRIPTION

The subject property comprises a former bakery premises which we understand was originally constructed circa 1973.

The property includes UPVC double glazed window units and is heated by way of hot water radiators and benefits from an eaves height of 4.07 metres.

Access is provided via two roller shutter doors, one fronting onto Chapel Street and one onto Shaw Street, with ancillary storage and WC facilities.

Part of the accommodation benefits from a first floor incorporating office accommodation, with timber framed single glazed window units, category 2 lighting in part and heated by way of hot water radiators.

SERVICES

We understand that all mains services are connected to the properties including gas, electricity, mains water and drainage.

PLANNING

We consider the property to be suitable for a number of potential uses, subject to the usual planning considerations.

Any prospective purchaser/tenant should make enquiries with Rushcliffe Borough Council on 0115 981 9911 regarding any proposed use.

ACCOMMODATION

We confirm the property has been measured in accordance with the current Code of Measuring Practice of The Royal Institution of Chartered Surveyors and is measured on a gross internal area basis.

<u>Ground Floor</u>		
Bakery/Warehouse	482.30 m ²	5,190 ft ²
Ancillary Storage	<u>60.42 m²</u>	<u>650 ft²</u>
Total GF	542.72 m ²	5,840 ft ²
<u>First Floor</u>		
Kitchen	9.48 m ²	102 ft ²
Offices	<u>69.79 m²</u>	<u>751 ft²</u>
Total 1F	79.27 m ²	853 ft ²
Total Overall	621.99 m²	6,693 ft²

RATING

We have made enquiries of the Valuation Office Agency and the premises are currently assessed for business rates purposes as follows:

2010 Rateable Value £ 13,500

Prospective Tenants should make their own enquires relating to the business rates payable for their specific occupation.

RENT

The site is available To Let at an asking rent of **£15,000 (Fifteen Thousand Pounds) per annum exclusive**.

TENURE

The premises are available to let on a new Full Repairing and Insuring Lease, subject to contract and satisfactory covenant.

The Freehold Interest may also be available.

VAT

To be confirmed

COSTS

Each party is to be responsible for their own legal and other costs in any transaction.

SUBJECT TO CONTRACT



VIEWING

Strictly by appointment only through the sole agents:

Musson Liggins
30 Clarendon Street
Nottingham
NG1 5HQ

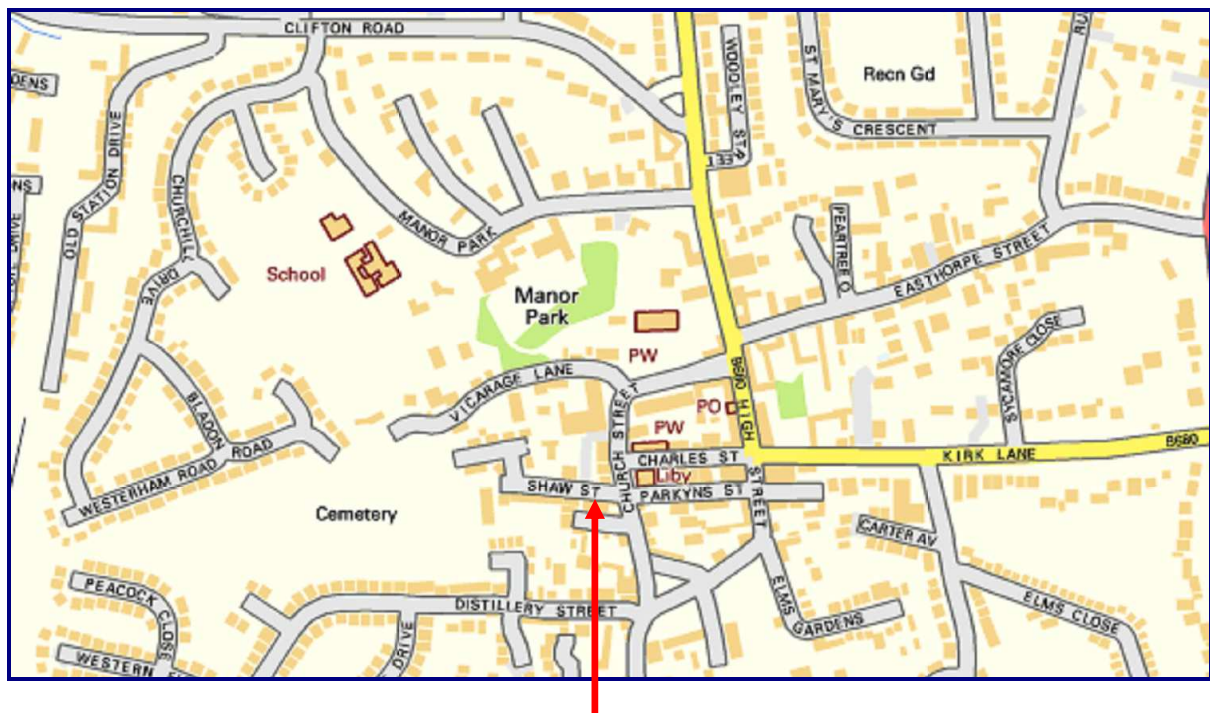


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ML/DCB/303



Location Plan (For Identification Purposes Only)

PROPERTY MISDESCRIPTIONS ACT 1991 NOTICE

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- 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.