

MUSSON LIGGINS

Chartered Surveyors · Property Consultants · Valuers

·PROPERTY·

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

·PARTICULARS·

TO LET

**CAPITAL HOUSE
THE SQUARE
KEYWORTH
NOTTINGHAM
NG12 5JT**

SELF CONTAINED TWO STOREY OFFICES



- **Accommodation 952 sq m to 1,873 sq ft**
- **Secure Site with Parking**
- **Self Contained Offices**
- **Good Quality Office Accommodation**
- **Central Location in Keyworth**



LOCATION

The premises are located in the centre of Keyworth, being approximately 6 miles to the South East of Nottingham City Centre and within close proximity to the A52 ring road and A46 Fosse Way.

Keyworth is a popular and densely populated area with its own retail centre situated on The Square with a number of shops and a church.

The offices are located to the rear of properties on Main Street with access via green wrought iron gates off The Square being opposite the church in the centre of Keyworth.

DESCRIPTION

The subject property comprises a two storey detached brick built building which has been converted to provide ground and first floor office accommodation with associated parking for approximately 6 vehicles.

RENT

The property is available at a rental of **£22,000 (Twenty Two Thousand Pounds)** per annum exclusive.

The offices may be split on a floor-by-floor basis;

Ground Floor	£12,000 per annum exclusive
First Floor	£10,000 per annum exclusive

The premises are available by way of an assignment or sub-lease at terms to be negotiated. Incentives are available to a suitable covenant. ****1st Year 1/2 Rent****

The current Lease expires on 24th March 2014.

BUSINESS RATES

The subject property is currently assessed for Business rates Purposes with a 2010 Rateable Value of £13,000.

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.

SUBJECT TO CONTRACT

ML/DCB/284

ACCOMMODATION

<u>Ground Floor</u>	<u>sq m</u>	<u>sq ft</u>
Office	78.60	846
Store	5.90	63
Store	4.00	43
WC	-	-
Total Ground Floor	88.50	952
<u>First Floor</u>		
Open Plan Area	35.50	360
W/C	-	-
Kitchen	4.60	49
Office	9.90	107
Office	13.70	147
Office	24.00	258
Total First Floor	87.70	921
Total Accommodation	176.20	1,873

PLANNING

We have been informed by Rushcliffe Borough Council that the subject property has planning consent for B1 use within the Town & Country Planning (Use Classes) Order of 1987.

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 Joint 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
e-mail: mal@mussonliggins.co.uk

Joint Agents with Littlewood & Company



Ground Floor



First Floor



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.