

MUSSON LIGGINS

Chartered Surveyors · Property Consultants · Valuers

·PROPERTY·

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

·PARTICULARS·

TO LET

**3-5 HIGH STREET
RUDDINGTON
NOTTINGHAM
NG11 6HA**



- Self Contained Retail Unit
- Recently Refurbished
- Total Accommodation 54.72 m² (589 ft²)
- Central Location in Ruddington
- £12,000 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 retail unit comprises part of the ground floor of a two storey brick built building. To the rear of the property is a brick built store and yard area.

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

ACCOMMODATION

3-5 High Street 54.72 m² 589 ft²

Rent

The property is available on a new Fully Repairing and Insuring Lease for a minimum period of 5 years at the following commencing rental:

£12,000 (Twelve Thousand Pounds) per annum exclusive. Service charge applicable.

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:

3-5 High Street £4,950

We would recommend that potential Tenants 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:

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

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:

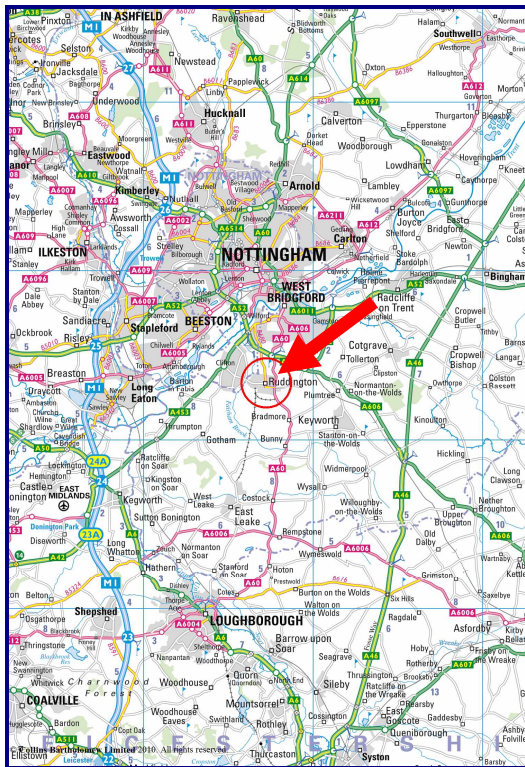
**Musson Liggins
30 Clarendon Street
Nottingham
NG1 5HQ**

Tel: 0115 941 5241

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



Internal Photography



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;
- 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.

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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.