

MUSSON LIGGINS

Chartered Surveyors · Property Consultants · Valuers

·PROPERTY·

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

·PARTICULARS·

TO LET

**57a MAIN STREET
KIMBERLEY
NOTTINGHAM
NG16 2NG**

GROUND FLOOR RETAIL UNIT



- **Total Accommodation 42.62 m² (458 ft²)**
- **Self Contained Ground Floor Retail Unit**
- **Popular Central Location in Kimberley**



LOCATION

The subject property is situated with a frontage to Main Street within the heart of Kimberley Town Centre within a small terrace of commercial properties being opposite the *Sainsbury's* supermarket and car park.

Kimberley is a popular suburb of Nottingham City Centre, which lies approximately 5 miles to the south west of the subject property via the main A610. The property also has good communication links with Junction 26 of the M1 Motorway, which is situated approximately 2 miles distance to the south west.

The Giltbrook Retail Park is also within 1 mile of the subject property which is a popular shopping location, shops include IKEA, Laura Ashley, Next, Boots, Mamas & Papas, Comet and Decathlon to name a few.

DESCRIPTION

The property comprises of a mid terraced retail unit with kitchenette, ancillary storage and WC facilities. Rear access is also available to the property.

The accommodation can be further described as follows.

ACCOMMODATION

All measurements have been taken on a net internal area basis and should be verified by the ingoing tenant:

Total Retail	32.00 m ²	344 ft ²
ITZA	27.96 m ²	301 ft ²
Kitchenette	7.28 m ²	78 ft ²
Store & W/C	3.34 m ²	36 ft ²
Total Accommodation	42.62 m ²	458 ft ²

RATING

We have made enquiries of the Valuation Office Agency and the property is currently assessed for rating purposes as follows:

2010 Rateable Value £ 3,400

PLANNING

We understand that the property has a current lawful use for A1 (retail) and A2 (professional services). Any prospective tenant should make enquiries to Broxtowe Borough Council on 0115 917 7777.

TENURE

The property is available by way of a new full repairing and insuring lease whereby the Landlord recovers the apportioned insurance premium from the tenant.

The lease is available for a term of years to be agreed at a commencing rental of **£8,000 (Eight Thousand Pounds)** per annum exclusive of rates.

We understand that VAT is not payable on the rent.

LEGAL COSTS

The ingoing tenant is to be responsible for both parties legal costs incurred in connection with this matter whether it proceeds to finality or not.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available upon request.

VIEWING

Strictly by appointment only through the sole agents:

**Musson Liggins
30 Clarendon Street
Nottingham
NG1 HAQ**

**Tel: 0115 941 5241
Fax: 0115 950 0946**

Please ask for David Bladen

e-mail: dcb@mussonliggins.co.uk

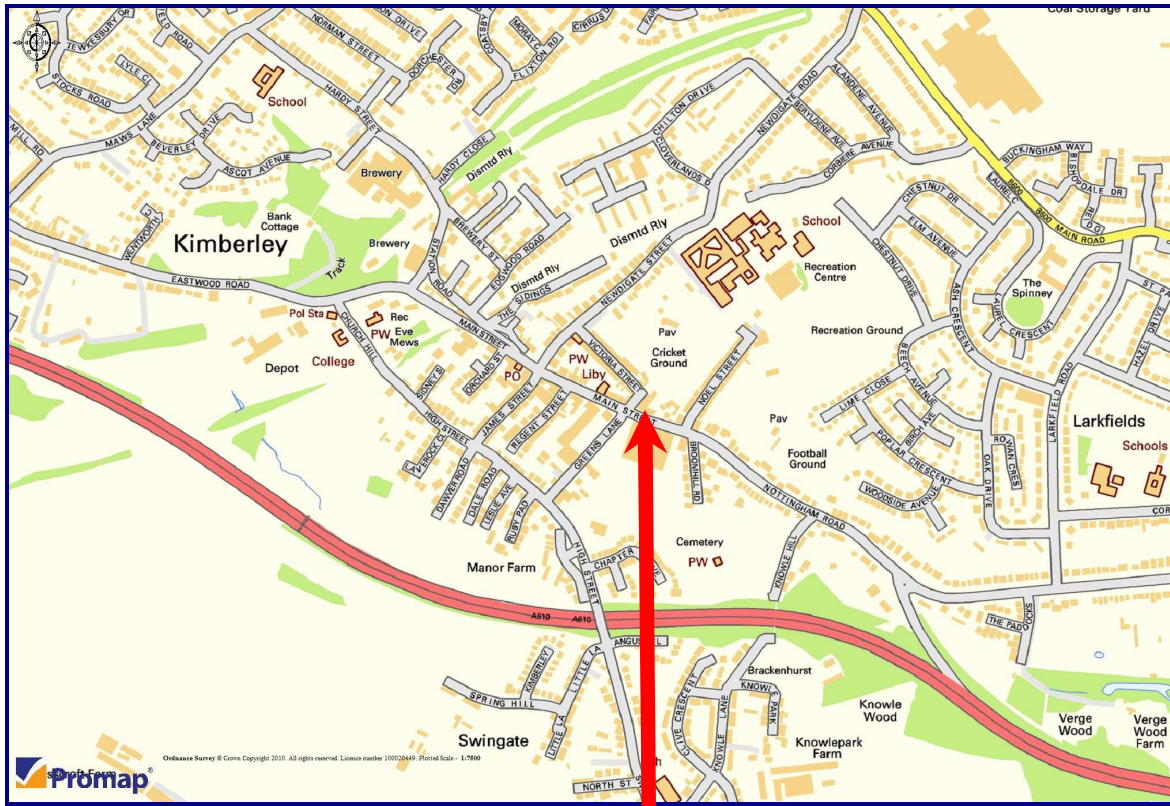
**ML/DCB/297
SUBJECT TO CONTRACT**



General View from Main Street



Internal View of the Retail Unit



Location (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.