

MUSSON LIGGINS

Chartered Surveyors · Property Consultants · Valuers

·PROPERTY·

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

·PARTICULARS·

TO LET

**75-77 WOLDS DRIVE
KEYWORTH
NOTTINGHAM
NG12 5FT**

GROUND FLOOR DOUBLE RETAIL UNIT



- Total Accommodation 135.08 m² (1,453 ft²)
- Self Contained Double Retail Unit
- Popular Busy Location in Keyworth



LOCATION

The subject properties are situated within a popular local mixed retail parade just outside the centre of Keyworth in a predominantly residential area.

Nottingham City Centre is situated approximately 9 miles to the south east of the subject property.

DESCRIPTION

The property comprises a secure ground floor DOUBLE retail unit with ancillary storage, kitchen and WC facilities.

The property has the benefit of an electrically operated roller shutter security grills to the front elevations with air conditioning to unit 77.

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:

Unit 75	74.78 m ²	804 ft ²
Unit 77	60.30 m ²	649 ft ²
Total	135.08 m ²	1,453 ft ²

EXTERNALLY

There are loading facilities to the rear of the retail unit. Adequate customer parking is provided to the front of the property with the local bus service stopping directly outside the parade providing good access to the subject retail unit on foot, in the car and on public transport.

RATING

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

2010 Rateable Values:

Unit 75 £ 6,800
Unit 77 £ 6,600

PLANNING

We have been verbally informed by Rushcliffe Borough Council that the properties benefit from an A1 Retail use. Formal enquiries should be directed to Rushcliffe Borough Council on 0115 981 9911.

TENURE

The properties are available by way of a new full repairing and insuring lease for a term of years to be agreed whereby the Landlord recovers the apportioned insurance premium from the tenant.

The properties are available individually or as a double unit at a commencing rental of:

Unit 75 £ 9,250 per annum exclusive

Unit 77 £ 9,250 per annum exclusive

Double Unit £16,000 per annum exclusive

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

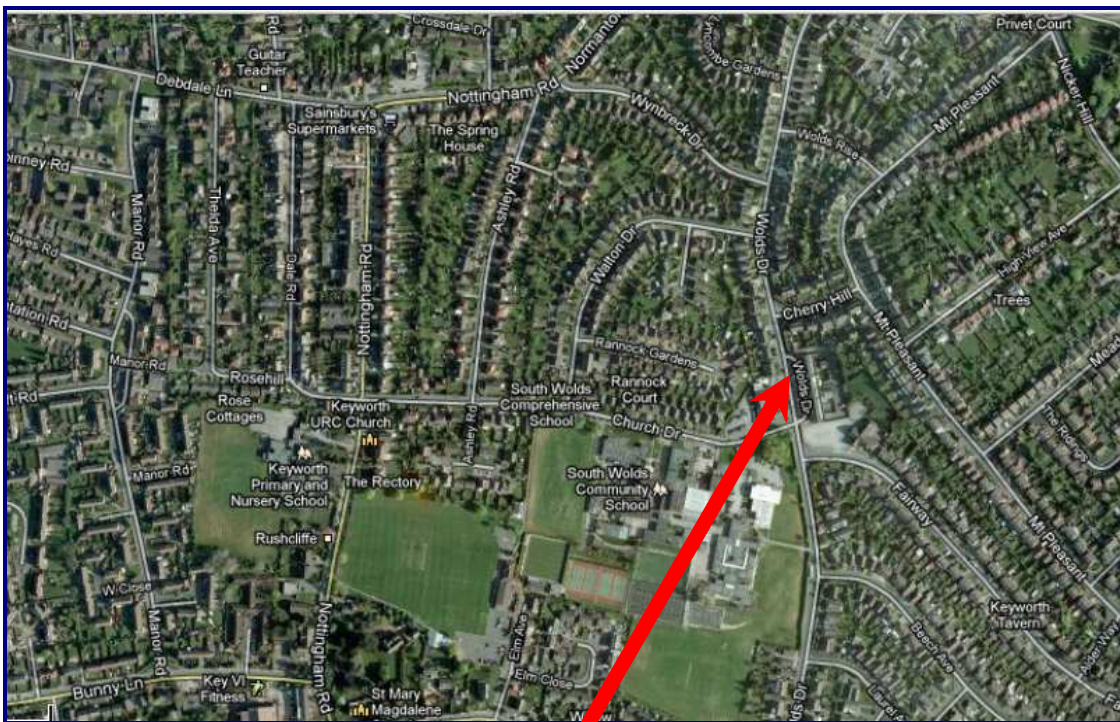
**ML/DCB/308
SUBJECT TO CONTRACT**



Internal View of Unit 75



Internal View of Unit 77



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.