

# MUSSON LIGGINS

Chartered Surveyors · Property Consultants · Valuers

· PROPERTY ·

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

**TO LET**

**AVAILABLE ON A NEW LEASE**

**GROUND FLOOR RETAIL UNIT**

**60.30 sq m (649 sq ft)**



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

## LOCATION

The subject property is 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 retail unit with ancillary storage, kitchen and WC.

The property has the benefit of air-conditioning (untested) and electrically operated roller shutter security grills to the front elevation.

The accommodation can be further described as follows.

## ACCOMMODATION

Measured on a net internal area basis:

• Total Sales Area	49.18 sq m	529 sq ft
• Rear Storage/Kitchenette	11.17 sq m	120 sq ft
• Separate WC	-	-
	<b>Total</b>	<b>60.35 sq m</b>
		<b>649 sq ft</b>

## 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 been verbally informed by Rushcliffe Borough Council that the subject property is currently assessed for Rating purposes as follows:

2005 Rateable Value	£ 6,600.00
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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.

**PLANNING**

We have been verbally informed by Rushcliffe Borough Council that the property benefits from an A1 Retail use. Formal enquiries with regard to change of use should be directed to Rushcliffe Borough Council on 0115 981 9911.

**TENURE**

The property is available by way of a new Fully Repairing and Insuring lease. The lease is available for a term of years to be agreed at a commencing rental of **£9,250 (Nine Thousand Two Hundred and Fifty Pounds)** per annum plus VAT exclusive of rates.

**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.

**VIEWING**

Strictly by appointment only through the sole agents:

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

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

**Please ask for David Bladen  
e-mail: [dcb@mussonliggins.co.uk](mailto:dcb@mussonliggins.co.uk)**

**SUBJECT TO CONTRACT**

**ML/DCB/276**

**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 the property.

All statements contained in these particulars are believed to be correct but their accuracy is not guaranteed, nor do they form part of any Contract or Warranty. Unless specified to the contrary, interested parties should note the following:

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.