



81 Wolds Drive  
Keyworth  
Nottingham  
NG12 5FT

**£9,500**  
per annum exclusive

## GROUND FLOOR RETAIL UNIT

**72.68 m<sup>2</sup> (783 ft<sup>2</sup>)**

Approximate Net Internal Floor Area

# TO LET

### FEATURES INCLUDE....

PROMINENT RETAIL LOCATION / SELF CONTAINED GROUND FLOOR UNIT / SITUATED IN RESIDENTIAL AREA

#### Location

The property is situated within a popular retail parade just outside the centre of Keyworth, in a predominately residential area.

Keyworth is located about 6 miles (10 km) southeast of the centre of Nottingham.

The property is one of a number of retailers which make up a row of units known as The Parade.

#### Description

The property comprises a secure ground floor retail unit with W/C facilities, with a fully glazed frontage.

#### Accommodation

Approximately 72.68 m<sup>2</sup> (783 ft<sup>2</sup>)



Map View

Plan View

Accommodation

Ground Floor 72.68 m<sup>2</sup>  
783 ft<sup>2</sup>

Approximate Net Internal Floor Area

## Planning

We understand that the property has planning consent for its existing use. For further enquiries please contact Rushcliffe Borough Council on 0115 981 9911.

## Business Rates

2017 Rateable Value £6,400

Rates Payable (2018/1019) £2,072

## Rent

£9,500 per annum exclusive.

## Terms

A new lease for a term of years to be agreed.

## VAT

Unless stated all prices are quoted exclusive of VAT.

## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

## Energy Efficiency Rating

A copy of the Energy Performance Certificate is available upon request.

## Services

We understand that mains electricity, water and drainage are connected to the premises. However, we recommend that interested parties contact the relevant service providers to confirm this.

## Viewing

Strictly by prior appointment through the sole letting agents, Musson Liggins.