



1 The Hollies
Nottingham Road
Eastwood
Nottingham
NG16 3BT

£12,000
per annum exclusive

RETAIL UNIT

62.69 m² (675 ft²)

Approximate Net Internal Floor Area

TO LET

FEATURES INCLUDE....

SELF-CONTAINED RETAIL UNIT | TOWN CENTRE LOCATION | GLASS RETAIL FRONTAGE

Location

The subject property is 8 miles north west of Nottingham and 10 miles north east of Derby on the border between Nottinghamshire and Derbyshire.

Nottingham Road is positioned on the A610 to Nottingham, the M1 motorway and the Giltbrook Retail Park which is home to a large IKEA store and to Decathlon is within close proximity.

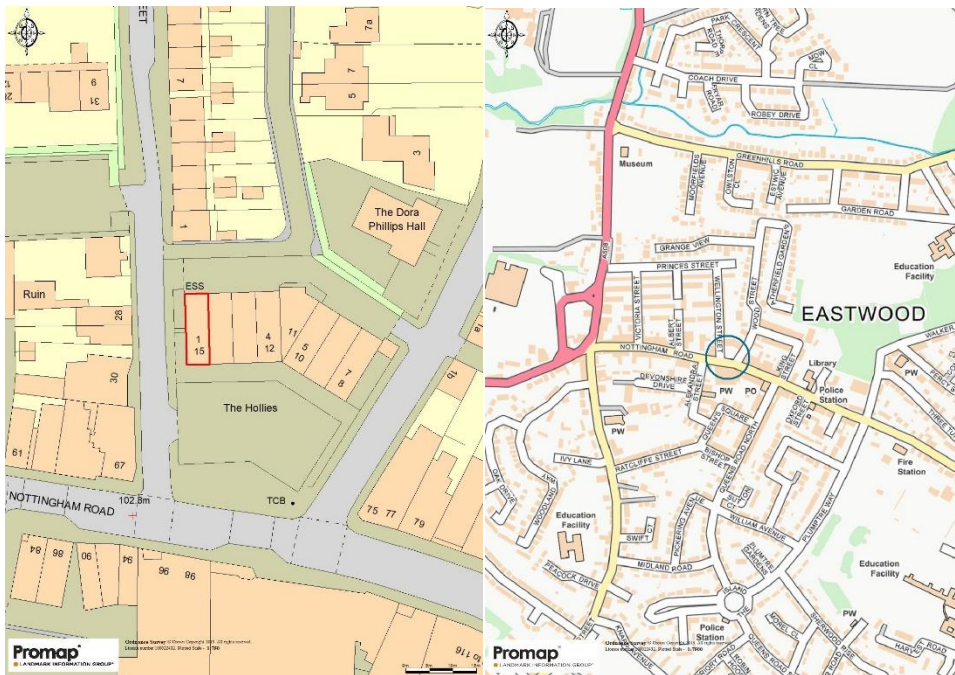
The subject property is accessed via Welington Street.

Description

The property comprises a secure ground floor retail unit with W/C and kitchenette facilities, with a fully glazed frontage and automated roller shutter door and loading access to the rear of unit.

There is also a pay and display car park outside the unit. Each shop unit is given one space (unallocated and subject to availability) free of charge for staff only. Furthermore, customers get 15 minutes free parking.

Nearby occupiers include, Greggs, Birds, Ladbrooks and Boyes retails store.



Map View

Plan View

Accommodation

Ground Floor 62.69 m²
675 ft²

Approximate Net Internal Floor Area

Planning

We understand that the property has planning consent for its current use.

It is the incoming tenant's responsibility to ensure their intended use complies with planning regulations

Interested parties should contact Broxtowe Borough Council on 0115 917 3461

Business Rates

2017 Rateable Value £9,200

Rates Payable 2018/19 £4,362.09

Rent

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

Terms

The unit is available by way of a new FRI 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.

EPC Rating: E (113)

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.