

MUSSON LIGGINS

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PIZZAS
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NOTTINGHAM


103 LESLIE ROAD

£175,000

69.44 sq m (747 sq ft)

FOR SALE

Ground Floor Retail Unit

 103 Leslie Road, Forest Fields,
Nottingham, NG7 6PQ

 0115 941 5241

 jack@mussonliggins.co.uk

 mussonliggins.co.uk

GENERAL DESCRIPTION

The subject property comprises an end-terraced single storey retail unit, located in Forest Fields, a suburb to the north of Nottingham City Centre.

FEATURES

- ▶ PREPARATION AND STORAGE AREA
- ▶ SINGLE-STOREY RETAIL UNIT
- ▶ GLASS FRONTAGE



103 Leslie Road,
Forest Fields,
Nottingham,
NG7 6PQ



LOCATION

The subject property is situated with a frontage to Leslie Road situated in the Forest Fields area of Nottingham. Forest Fields is located approximately 1 mile to the north of Nottingham City Centre and Leslie Road has links with Sherwood Rise to the east of the subject property which has direct links with the A60, considered to be one of the main arterial routes in and out of Nottingham.

Gregory Boulevard, the A6130, is within one quarter of a mile distant to the south of the subject property where access is available to the new Nottingham Express Transit system which provides access to Hucknall to the north and Nottingham City to the south, passing through Nottingham Trent University.

The property is situated in a residential area and has on street car parking facilities close to the subject property.

DESCRIPTION

The subject property comprises an end-terraced single storey retail unit.

The property is brick built with a pitched slate roof, benefitting from an additional single storey flat roof extension to the side, with a secure yard to the side and rear of the premises.

Internally, the unit in its current configuration is being used as a take-away fish and chip restaurant.

The property further benefits from a preparation room and storage to the rear, as well as W/C facilities



Measurements provided by the landlord

103 Leslie Road	M ²	Ft ²
Retail	61.53	662
Storage	7.91	85
Total Accommodation	69.44	747



BUSINESS RATES

Rateable Value: **£4,700** per unit.

This is not the amount you will pay. Budget figures are available from the Agents. For further information on Rates Payable and Small Business Rates Relief contact Nottingham City Council.

PLANNING

We understand that the property has Planning Consent for its existing use. For further information, please contact Nottingham City Council.

EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the existing building's Energy Performance Certificate can be obtained from the Agents

TERMS

The premises are available For Sale on a Freehold basis

PRICE

£175,000 (One Hundred and Seventy Five Thousand Pounds)

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.

VAT

Prices are quoted exclusive of Value Added Tax (VAT).

LEGAL COSTS

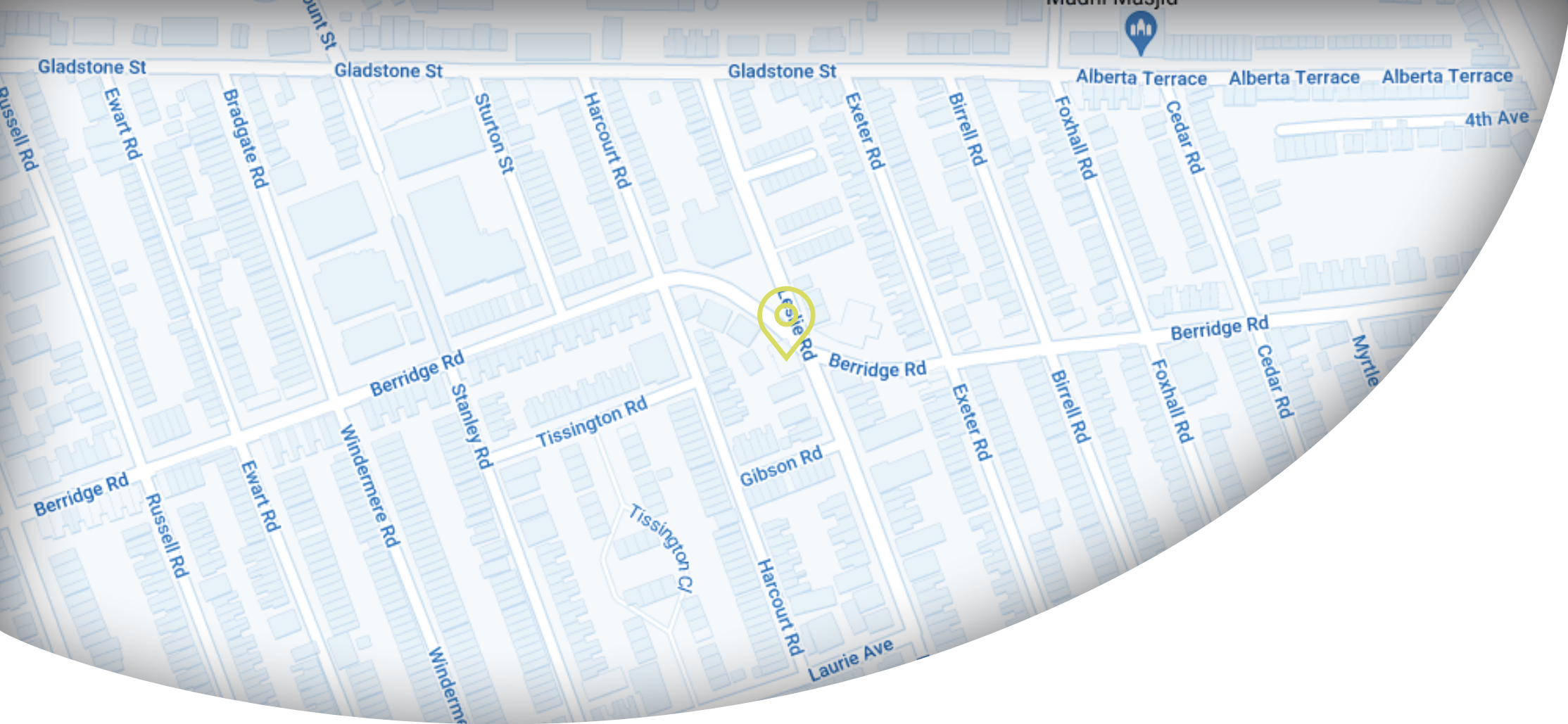
Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

CONTACT

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Jack@mussonliggins.co.uk



MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

MUSSON LIGGINS



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Beeston, Nottingham NG9 2PA



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At Musson Liggins we aim to deliver a personal and professional service you can trust, with clear, practical advice and guidance.

Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.



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SENIOR SURVEYOR



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