

MUSSON
LIGGINS

PIZZA
TEL: 962 2692
TTS.CO.UK

BURGERS
0115 919 5974 IT'S JUST WOW www.wowburgers.co

CARRINGTON
**112 HUCKNALL
ROAD**
£12,000 PER ANNUM
41.90 sq m (451 sq ft)

TO LET
Ground Floor Retail Unit

📍 112 Hucknall Road, Carrington,
Nottingham, NG5 1AD

📞 0115 941 5241
✉️ jack@mussonliggins.co.uk
🌐 mussonliggins.co.uk

GENERAL DESCRIPTION

The subject property comprises a high quality ground-floor retail unit situated with a frontage to Hucknall Road.

FEATURES

- ▶ LARGE GLASS FRONTAGE
- ▶ OPEN PLAN RETAIL AREA
- ▶ EQUIPPED KITCHEN



112 Hucknall Road
Carrington
Nottingham
NG5 1AD



LOCATION

The property is located on Hucknall Road which is within close proximity to Nottingham City Centre (approx. 2 miles north) and Nottingham's outer ring road.

The location benefits from being one of the main arterial routes to the City Center from the north via Junction 26 of the M1 Motorway, (approx. 4 miles) and Junction 25 (approx. 13 miles)

DESCRIPTION

The subject property comprises a high quality ground-floor retail unit situated with a frontage to Hucknall Road in the Carrington area of Nottingham.

Internally the property benefits from a good sized open plan retail area with accompanying kitchen, stock room and W/C facilities to the rear.

The property further benefits from a cellar and a large glass retail frontage.

112 Hucknall Road	M ²	Ft ²
Total Accommodation	41.90	451





BUSINESS RATES

Rateable Value: **£6,100.**

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 To Let by way of a New Lease on terms to be agreed

RENT

**£12,000 (Twelve Thousand Pounds)
Per Annum Exclusive**

Fixtures and fittings to be sold at an asking price of £35,000 (Thirty 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

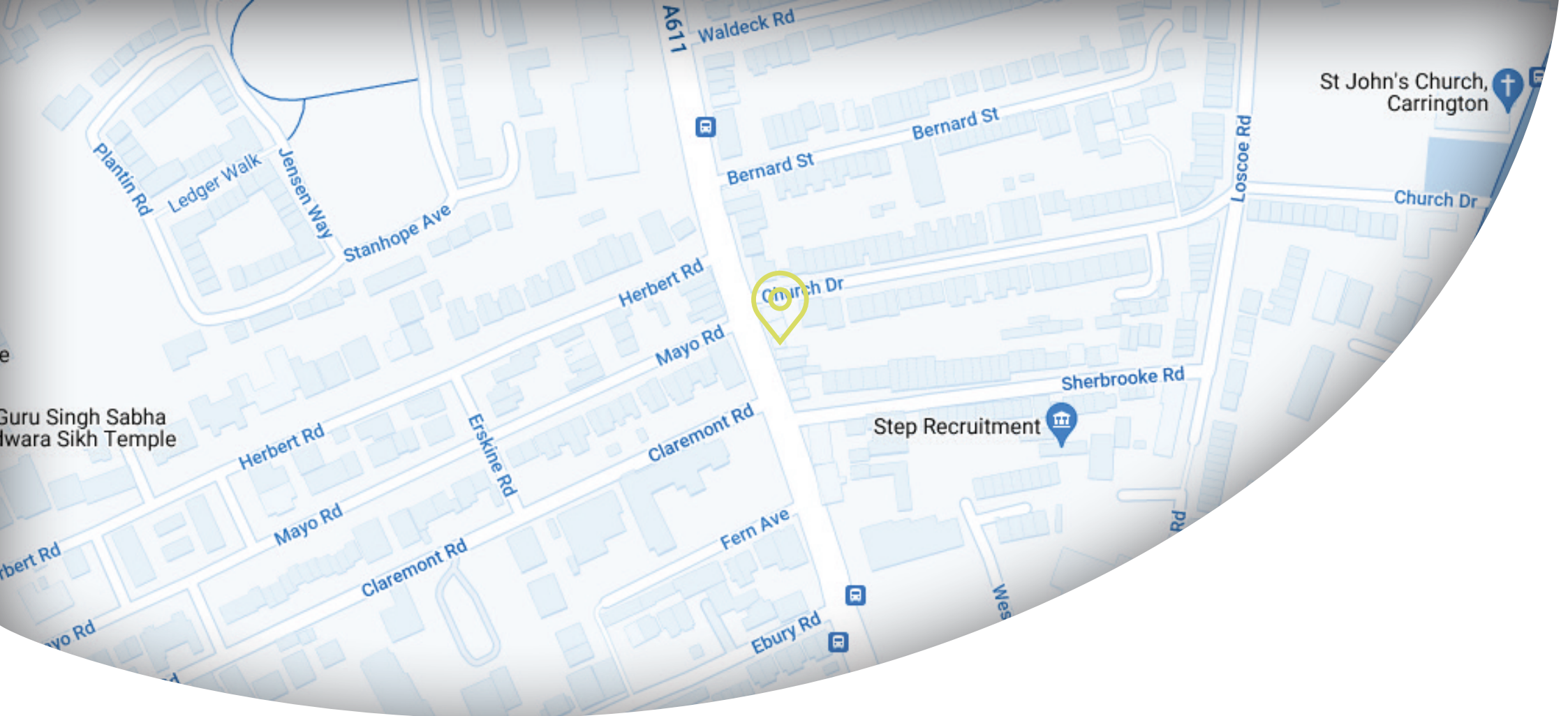
Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING

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

CONTACT

Jack Farrell BSc (Hons) MRICS
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



Brigade House 5, Albion Street,
Beeston, Nottingham NG9 2PA



**VALUATION
REPORTS**



**COMMERCIAL
SALES & LETTINGS**



**LANDLORD &
TENANT ADVICE**

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.



JACK FARRELL BSc (HONS) MRICS
SENIOR SURVEYOR



0115 941 5241



jack@mussonliggins.co.uk



[mussonliggins.co.uk](https://www.mussonliggins.co.uk)