

MUSSON LIGGINS

NOTTINGHAM
VALLEY HOUSE

£30,000
PER ANNUM EXCLUSIVE
176.58 sq m (1,901 sq ft)

TO LET

Single Storey
Former Doctors Surgery

 Valley House, St Ann's Well Road,
Nottingham, NG3 3FY

 0115 941 5241

 jack@mussonliggins.co.uk

 mussonliggins.co.uk

GENERAL DESCRIPTION

The subject property comprises a single storey former doctors surgery occupying a prominent position on St Ann's Well Road.

FEATURES

- ▶ WELL-PROPORTIONED CONSULTATION ROOMS
- ▶ KITCHENETTE AND W/C FACILITIES
- ▶ PROMINENT POSITIONING
- ▶ TWO PRIVATE CAR PARKS



Valley House
St Ann's Well Road
Nottingham
NG3 3FY



LOCATION

The property is located on St Ann's Well Road close to its junction with Bellevue Court and bounded to the rear by St Anns Valley within a predominately residential district, subject to significant regeneration and future development, and within a short walking distance of a small retail parade. Approximately 1 mile east of Nottingham city centre with frequent bus service, the property is excellently located and within close proximity of St Anns Health Centre and The Police Station.

The property is prominently positioned fronting St Ann's Well Road in St Ann's, a predominately residential area of Nottingham approximately 0.75 miles north west of the City Centre.

The property has direct access off the main road with secondary access from St Ann's Valley road.

St Ann's Well Road is one of the principal routes into the City Centre and close to a wealth of amenities. The property lies directly opposite the newly developed St Ann's Health Care Centre. There is private parking for 13 vehicles directly off St Ann's Valley and St Ann's Well Road.

DESCRIPTION

The subject property comprises a single storey former doctors surgery occupying a prominent position on St Ann's Well Road.

The property is of traditional brick construction beneath a pan-tiled roof.

The property was purpose built as a medical facility with 7 well-proportioned consultation rooms. The property further benefits from a generous reception area and bathroom on the ground floor, as well as several other rooms offering cleaning and welfare facilities.

Externally there are two private car parks which offer a total of 13 spaces.



Valley House	M ²	Ft ²
Total Accommodation	176.58	1,901



BUSINESS RATES

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.

TENURE

The premises are available To Let by way of a New Lease on terms to be agreed.

RENT

**£30,000 (Thirty Thousand Pounds)
Per Annum Exclusive**

SERVICES

We understand that mains electricity, gas, 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

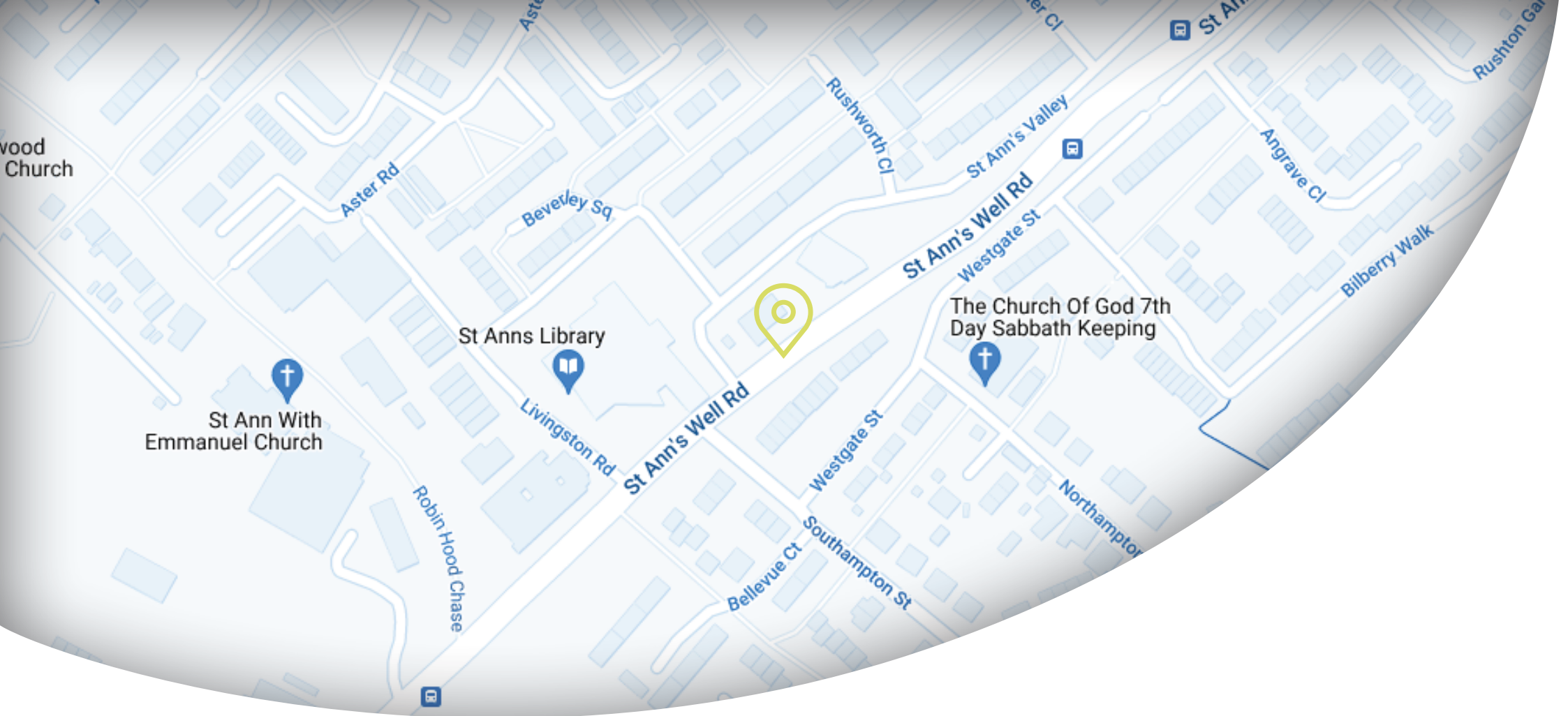
Each party will be responsible for their own legal costs incurred in this transaction.

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



Brigade House 5, Albion Street,
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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