

Retail Unit Babbington Hall, Babbington, Nottingham, NG16 2SS



£10,000 Per Annum

An opportunity has arisen to lease a purpose built detached building offering approximately 2000sqft (185sqm) of internal retail space with a first floor office of 20sqm (215sqft).

This modern and highly insulated timber constructed unit sits adjacent to Babbington Hall Kennels. The unit has previously been used as a retail unit and reception for the kennels who now have alternative access and outbuildings.

Located in the Hamlet of Babbington, associated with the villages Cossall and Awworth, the property is accessed initially from a lane and then farm track and will have the benefit of a generous gravel forecourt providing parking for several vehicles. Far from being isolated, the location is approximately 2 miles from the town of Kimberley to the North and Ilkeston to the South, with the A610 within a mile and Junction 26 of the M1 motorway within 3 miles.

The unit to the ground floor is pretty much open plan, with heating and suspended ceiling and lighting, ladies/gents toilet facilities which are both suitable for disabled access.

Whilst currently offering a retail use, the building has a wide range of uses, including offices and could also be used as a showroom or storage facility. Offer to let inclusive of bills (except rates). Terms to be negotiated. Available immediately.

A detached retail unit offering 2000sqft (185sqm) of ground floor space and office to the first floor. Ideal location, with ease of access to J26 of the M1 motorway, ample parking and hard standing. Could be used for showroom or storage.

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Whilst every endeavour has been made to present a proper description of the property, these particulars do not in any way constitute either the whole, or any part, of an offer or contract. Any intending purchaser is advised to make their own independent enquires and inspections.

For more information or to arrange a viewing call **0115 9490044**

Robert Ellis

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RETAIL SPACE

48'1" x 41'5" (14.66 x 12.64)

An open plan space with ample lighting and power, heating and suspended ceiling. Double glazed windows and entrance door, as well as double glazed windows and fire escape to the rear. Staircase leading to the office.

TOILET FACILITIES

There are disability-compliant rest room facilities to the ground floor.

OFFICE

16'7" x 12'10" (5.07 x 3.93)

Double glazed window.

OUTSIDE

The property is accessed from a large shared gravel courtyard and forecourt where the unit will benefit from parking for several vehicles, as well as hard standing.

AGENTS NOTES

The property is offered to let on a new lease, terms to be agreed, at £10,000 per annum, inclusive of services (except rates).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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