

451 Westdale Lane West., Mapperley, Nottingham,



£1,800 Per Month

The unit is offered with vacant possession. 1119 Sq ft

Mapperley High Street is a busy market town located on the outskirts of Nottingham, the unit is situated just off the main High street with good footfall, national retailers such as Costa, Sainsburys and CO-OP found close to hand.

The property comprises an rectangular shaped Shop/showroom with Preparation areas, Kitchen and W.C. Located on a corner plot with parking to the front and side elevations.

A fantastic opportunity to rent a highly prominent ground floor retail unit of approx 1119 sq.ft. located just off a busy High Street in Mapperley.

www.robertellis.co.uk



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

Robert Ellis

Ground Retail Unit

Currently divided into two front reception spaces; Open place Salon & Cafe. There is a Reception/Office Area, Separate Consulting Rooms, Toilet and a Kitchen Area.

Front Retail Unit 1

17'10 x 12'6 approx (5.44m x 3.81m approx)

Currently utilised as a Cafe . UPVC double glazed window and door to the front elevation. Luxury Vinyl Tile flooring. Open through to separate Salon Area to side elevation and Reception/Office Area to rear.

Front Retail Unit 2

17'05 x 9'06 approx (5.31m x 2.90m approx)

Currently utilised as a Salon. UPVC double glazed picture window to the front elevation. Luxury Vinyl Tile flooring. Recessed ceiling spotlights. Wall mounted electric heater

Reception/Office Area

19'09 x 18'04 approx (6.02m x 5.59m approx)

This central open Reception/Office space currently houses a sitting area. Access to Commercial Kitchen, Kitchen Store, Separate Consulting Rooms, Store Room and open to Hallway at the rear elevation.

Kitchen Store

7'04 x 4'11 approx (2.24m x 1.50m approx)

Currently utilised as additional Kitchen / Storage Facility. Luxury Vinyl Tile flooring. Ceiling light points.

Commercial Kitchen/Potentiometer Consultation Room

7'1 x 10'10 approx (2.16m x 3.30m approx)

Space and plumbing for freestanding sink area. Space and point for freestanding fridge freezer. Extractor unit. Recessed ceiling spotlights. Luxury Vinyl Tile flooring.

Consultation Room 1

12'01 x 8'04 approx (3.68m x 2.54m approx)

Vanity wash hand basin with storage cupboards to the side. Recessed ceiling

spotlights. Wall light point. Wall mounted electrical heater. Luxury Vinyl Tile flooring.

Consultation Room 2

12'02 x 8'03 approx (3.71m x 2.51m approx)

Recessed ceiling spotlights. Wall light point. Wall mounted electrical heater. Luxury Vinyl Tile flooring.

Store

4'08 x 5'07 approx (1.42m x 1.70m approx)

Recessed ceiling spotlights. Extractor unit.

Office Kitchen

8'04 x 5'02 approx (2.54m x 1.57m approx)

Stainless steel sink with swan neck mixer tap above. Tiled splash backs. Range of matching wall and base units with laminate work surfaces above. Space and point for freestanding fridge and freezer. Extractor unit. Recessed ceiling spotlights. Luxury Vinyl Tile flooring.

Separate W/C

4'09 x 4'01 approx (1.45m x 1.24m approx)

Vanity wash hand basin. Low level flush W/C. Extractor unit. Tiled splashbacks. Wall mounted electrical heater. Recessed ceiling spotlights. Luxury Vinyl Tile flooring.

Laundry Room

5'10 x 4'08 approx (1.78m x 1.42m approx)

Additional storage4 space with shelving. Space and plumbing for automatic washing machine. Space and point for freestanding fridge freezer. Megaflow central heating system.

Rear Lobby

UPVC double glazed access door leading to rear yard with parking.



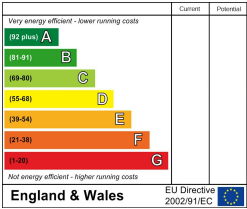
Robert Ellis

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

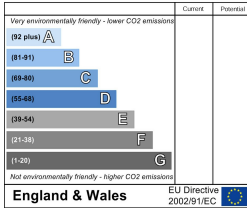
Robert Ellis



Energy Efficiency Rating



Environmental Impact (CO₂) Rating



Robert Ellis