



194 Wollaton Road, Wollaton, Nottingham,  
NG8 1HQ

**£950 PCM**

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# 194 Wollaton Road Wollaton, Nottingham NG8 1HQ

An opportunity has arisen to rent a self contained Ground Floor Retail Space. Ideal for use as a beauticians or consultancy etc.

Offering approximately 30.8sqm (331.6SQFT) of usable internal space which has been recently refurbished to a high standard and offers a Front reception space and two evenly proportioned consultancy rooms. With a secure camera key pad entry system to allow both consultancy rooms to be in use at the same time as the front reception this offers flexible usable space.

The unit is adjacent to an existing unisex hairdressers and the landlord has asked that the business does not compete but compliments its neighbour, therefore this unit would suit businesses such as beauticians, nail bar, aesthetics etc.. Equally the space lends itself to consultancy rooms etc.

Air conditioning and electrical heating is installed with a handbasin in one of the rooms as well as a staff restroom and laundry making this a "turn key" unit for businesses to operate from.

Situated on a busy street, close to The Crown Island roundabout and Nottingham ring road, with customer parking available at the front.

This high profile unit is adjacent to a bus stop and situated within Wollaton, a predominantly residential suburb of Nottingham city.

Available with a months notice. For further information or to view the property, please contact Robert Ellis Estate Agents.

## FRONT RECEPTION 10'3" x 9'1" (3.13 x 2.77)

Air conditioning unit. Double glazed window and door with secure entry system. Arch to:

## TREATMENT ROOM ONE 9'2" x 8'7" (2.81 x 2.64)

Wash handbasin with hot and cold water. Secure entry key pad, double glazed window and connecting door to treatment room two.

## TREATMENT ROOM TWO 9'10" x 9'3" (3 x 2.83)

Air conditioning unit, electric heater, secure entry key pad. Double glazed window and door to rear lobby.

## REAR LOBBY 7'6" x 1'11" (2.31 x 0.60)

Access to staff WC/Laundry

## STAFF WC/ LAUNDRY 7'4" x 3'8" (2.26 x 1.13)

Wash hand basin with hot and cold water. WC. Plumbing for washing machine. Double glazed window.

## OUTSIDE

There is a partially enclosed forecourt to the front which provides off-street parking on a fair use policy.

## SERVICES

Electricity is supplied to the property on a separate meter and a telephone/broadband line is in place. There is a shared water supply with the Landlord who will re-charge for usage.

## INSURANCE

Insurance will be re-charged by the Landlord.

## TERMS

The property is available to let on a new internal repairing Lease at £950 pcm initial term to be negotiated.

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.