



**To  
Let**

**Retail  
Unit**

**£7,500 pa**



## 165 Derby Road, Nottingham, NG7 1PQ Self Contained Retail Unit to Let

- Prominent position within Derby Road in Nottingham
- Available by way of a new lease

### Location

The unit occupies a prominent position on Derby Road in Nottingham. Derby Road is the main arterial route to the west of Nottingham leading to junction 25 of the M1 motorway

Mansfield Road is a popular student area of the city for students studying at Nottingham Trent University.

Surrounding operators to the unit are mainly retail to include Park Stores and Kings hairdressers

### Description

The property comprises a self contained ground floor retail unit Internally, the property is predominantly open plan with separate WC to the side. The property was last used as a florist.

### Accommodation

The property offers the following approximate areas.

Ground Floor Sales - 31.38 sq m (338 sq ft)  
Ground Floor Stores - 7.84 sq m (84 sq ft)

### Tenure

The property is available by way of a new lease for a term to be agreed between the parties.

### Rent

A commencing rental of £7,500 per annum is sought for the unit.

### Planning

Planning consent may be required to use the property for Class E use. Further information is available via the agents.

### Business Rates

The property has been assessed as follows  
Rateable Value— £4,650

Based on the rateable value, small business rates relief may be available.

### Viewing

Strictly by appointment with the sole agents.

EPC - D



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# Oak

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