

RETAIL OPPORTUNITY

75 Melton Road, West Bridgford, Nottingham NG2 6EN

RENT! FULLY FITTED TAKEAWAY / RESTAURANT / RETAIL UNIT WITH UPPER FLOOR APARTMENT SITUATED IN AN EXCELLENT TRADING LOCATION IN WEST BRIDGFORD, NOTTINGHAM

**£35,900
PER ANNUM**

- Ground floor sales
76 sq m (819 sq ft)
plus stores
- Three bedroomed upper
floors apartment
- Prominently positioned on
main arterial road in affluent
suburb
- Adjacent to a range of
national, regional &
independent occupiers



Interested? Contact Nick Morgan 0115 979 3495 nmorgan@heb.co.uk
OR Jonathan Emmerson 0115 979 3490 jemmerson@heb.co.uk

0115 950 6611

LOCATION:

West Bridgford is widely regarded as Nottingham's most popular and affluent suburban town, located approximately two miles south of Nottingham city centre.

The retail parade on Melton Road is very busy and well established and is home to a range of national, regional and independent occupiers which include:-

Sainsbury's Local
Birds Bakery
Papa Johns
AW Lymn

There is strong mix of local bars, restaurants and office / financial services users.

DESCRIPTION:

Ground Floor Retail

The ground floor has recently been used as hot food takeaway use and can be provided fully fitted for this purpose (fridges, freezers, fryers and cookers etc). The ground floor also provides storerooms in addition to a rear office and WC.

First & Second Floor Apartment:

The property provides a three bedroomed apartment over first and second floors which is accessed via its own private entrance at ground floor level.

ACCOMMODATION: (Measurements taken from the VOA)

DEMISE	SQ M	SQ FT
Ground Floor Sales:	76.1	819
Internal Storage inc Office & WC:	42.4	456
TOTAL:	118.50	1,275

The apartment comprises:

Three Bedrooms
Lounge
Kitchen
Bathroom and separate WC

TERMS / RENT:

The property is available to rent by way of assignment of the existing lease or by way of a new sub lease on the following basis:

Option 1:

Ground floor retail unit with all kitchen / preparation equipment in situ and use of the apartment above:

£35,900 per annum.

Option 2:

Ground floor retail unit only with all kitchen / preparation equipment left in situ:

£28,000 per annum.

Option 3:

Ground floor retail unit only with existing equipment stripped out and the shop element left in a "shell" condition ready for a new tenants fit out.

£24,000 per annum.

RATES:

Rateable Value: £14,500

Full business rates relief may be applicable for qualifying occupiers.

PLANNING:

E: (Commercial, Business & Service)
Sui Generis: (Hot Food Takeaway)

VAT:

Vat is not applicable to the rent.

EPC:

An EPC has been commissioned.

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b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.