

RETAIL / TRADE COUNTER OPPORTUNITY

9-13 Nottingham Road, Trowell, Nottingham NG9 3PA



RENT!

PROMINENT RETAIL / TRADE COUNTER UNIT, FRONTING BUSY ARTERIAL ROAD, WITH PARKING AND SECURE YARD

£37,500
PER ANNUM

- Net Internal Area
319 sq m (3,433 sq ft)
- Six parking spaces at the front of the property, with additional rear parking and secure yard at the rear
- Fronting busy arterial road
- Suitable for retail or trade counter use
- Alternative uses considered (subject to planning)



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

0115 950 6611

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD

LOCATION:

The property is located in the suburban town of Trowell, which is located 5 miles from Nottingham City Centre and 1.6 miles south from Ilkeston town centre.

The property fronts the busy Nottingham Road and has good access to the local and national road network.

DESCRIPTION:

The property comprises a prominent detached building incorporating ground floor retail / trade accommodation with first floor stores.

The ground floor also offers WC facilities and staff room area.

Externally, the property provides six car parking spaces located at the front of the property, with additional parking and a secure yard at the rear.

ACCOMMODATION: (Sizes obtained from the VOA)

DEMISE	SQ M	SQ FT
Ground Floor:	159.6	1,717.5
Ground Floor Storage:	84.9	913.5
First Floor:	74.5	801.9
TOTAL	318.9	3,433

TERMS:

The property is available on a new FRI lease for a term of years to be agreed.

RENT

The property is available to rent at a level of:-

£37,500 Per Annum

RATES:

Rateable Value: £11,750

PLANNING:

E: (Commercial, Business & Service) - Retail

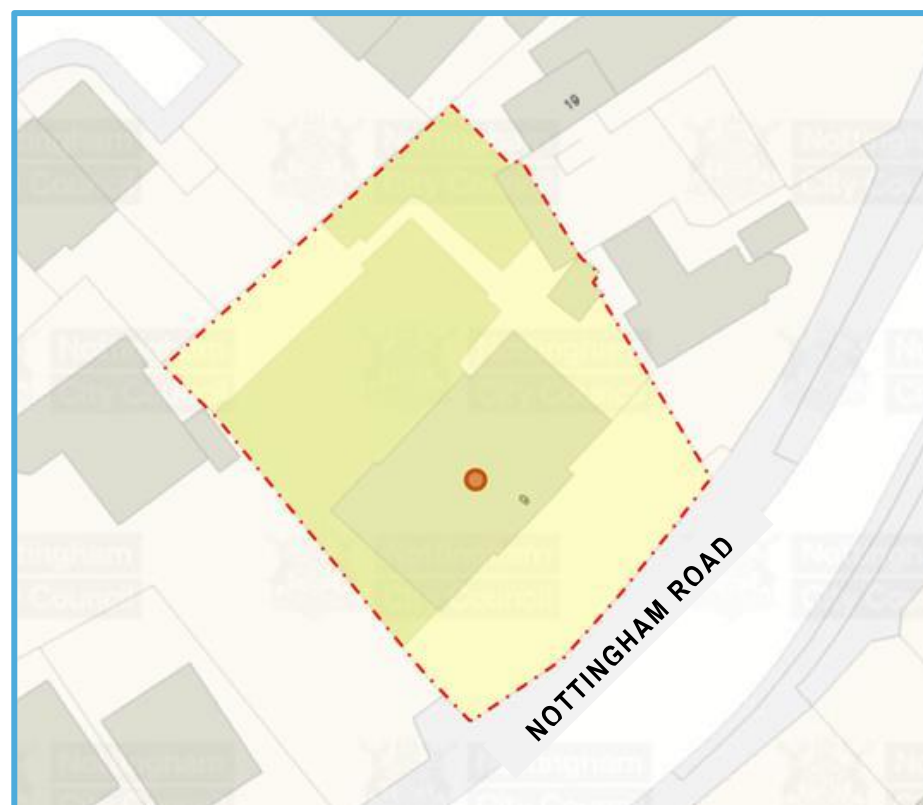
The property is suitable for a variety of uses subject to any potential occupier obtaining the necessary planning consent.

VAT:

VAT is applicable to the rent.

EPC:

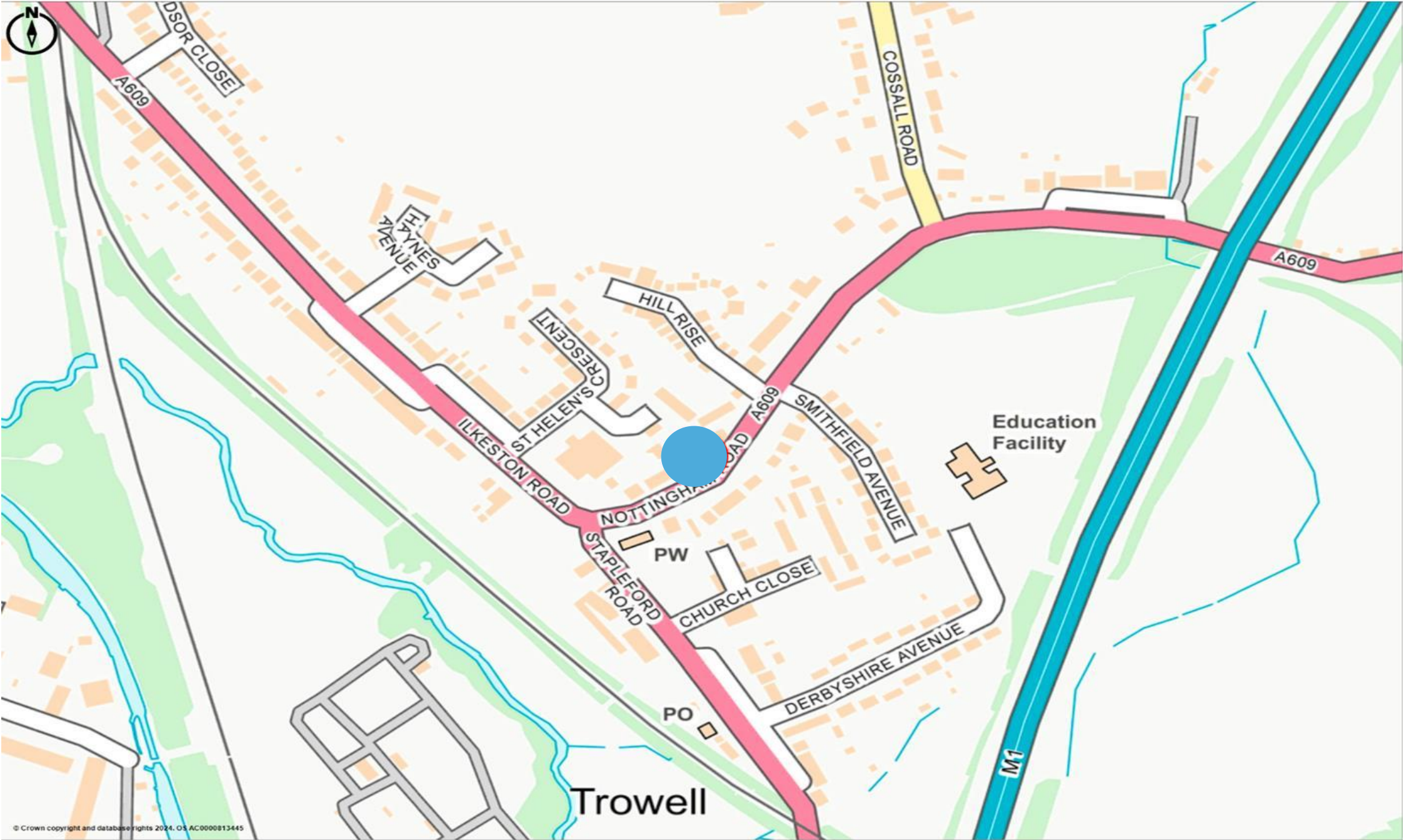
An EPC has been commissioned.



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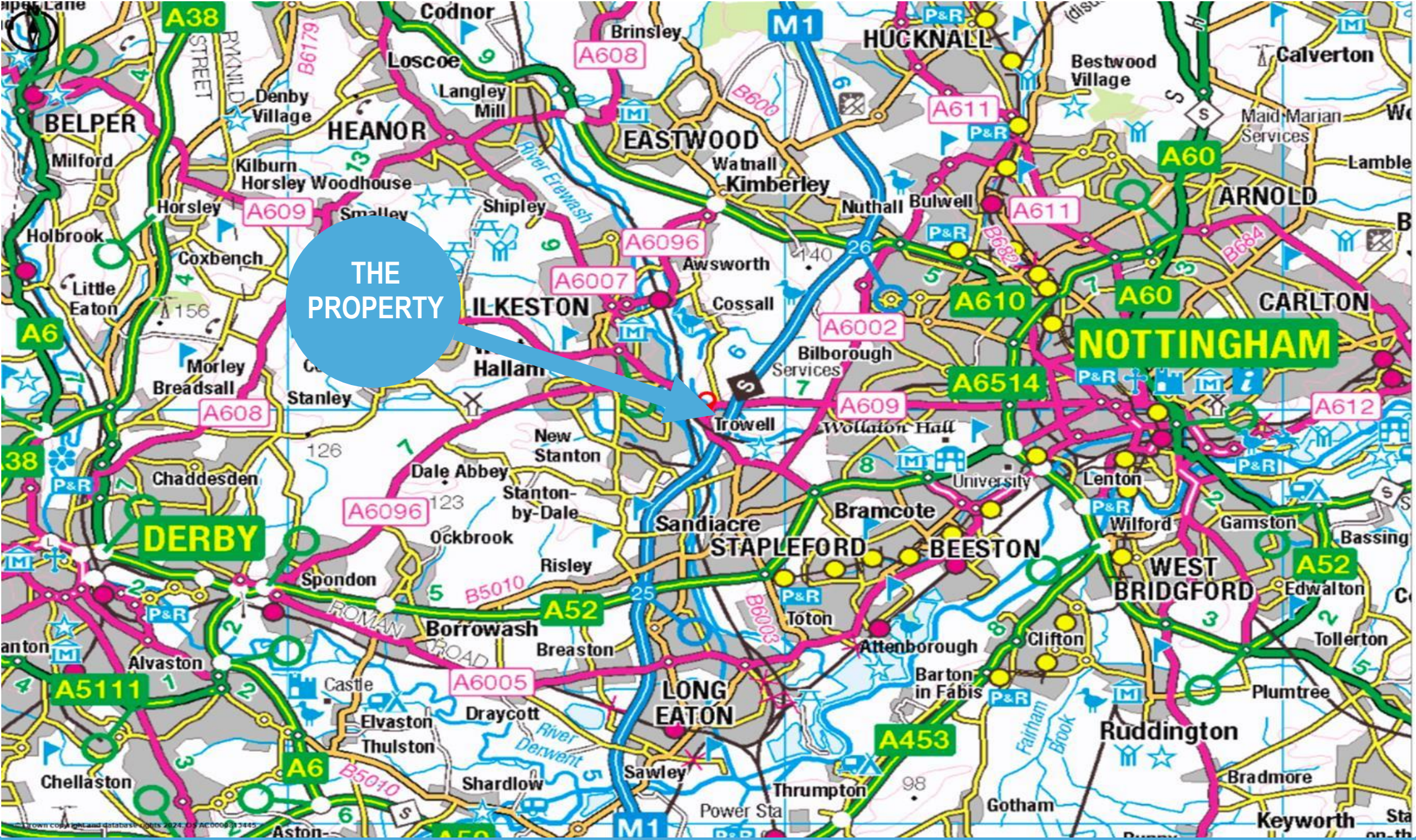
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THE
PROPERTY

MISREPRESENTATION ACT These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither HEB Surveyors, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition.

The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition.

a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

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.