

TO LET

Unit available

£13,500 p.a.

The Mary Potter Centre

Hyson Green

Nottingham

NG7 5HY

Nottingham
Propertyplus



THE MARY POTTER CENTRE, GREGORY BOULEVARD, HYSON GREEN, NOTTINGHAM, NG7 5HY

- Unit ideal for medical/health services or practitioners Class E(e).
- Ground floor unit with a internal floor area of 95.3 sq m (1026 sq ft).
- Rent is inclusive of water, business rates, electricity & service charge.

Location

The unit is within the Mary Potter Centre on Gregory Boulevard, a busy road, in the vibrant area of Hyson Green. It is close to supermarkets and smaller retail units/café's with it being a short distance from the city centre (1.2mi). The unit is within great proximity to Nottingham's tram service with the nearest stop being approx. 4 min walk away and with access to the M1 via the A610.

Description

The Mary Potter Centre is joint service centre containing a library, Pharmacy & GP surgeries serving the local community.

The unit is in a prominent position within the Mary Potter Centre with it facing Gregory Boulevard and it offers modern double glazed glass frontage with separate access to enter and shared communal WC's.

It is currently equipped with a small kitchenette, countertops and seating.

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THE MARY POTTER CENTRE, GREGORY BOULEVARD, HYSON GREEN

Floor Area

Areas (approx.)	Sq M	Sq Ft
Ground floor	95.3	1026

Measurements are given for information purposes only. It is recommended that prospective tenants undertake their own measurements of the property prior to contract.

Rent

£13,500 pa inclusive of service charge, business rates, electricity and water.

Operating Days/Hours

Operating days are restricted to Monday—Saturday with the entire centre closed on Sundays. Permitted operating hours will be 9am to 6pm Monday—Friday with Saturday being restricted to 9am—1pm.

EPC Rating

The EPC rating for the Mary Potter Centre is B with it being valid until 14th of June 2031

Service Charge

Included in the rent.

Services

Mains, water, and electricity are connected to the premises. We have not verified this and tenants must rely on their own investigations.

Legal Cost

The tenant will be responsible for the costs of the councils legal/surveyor fees and for obtaining a Credit Status Report.

Use

Most forms of medical/health uses will be permitted as well as cafes.

Lease

A flexible term up to the 20th of May 2033 is available.



Viewing

Strictly by prior appointment, Please contact Jaydan Bispham on:

Tel: 07974100815 or

Email:

Jaydan.bispham@nottinghamcity.gov.uk

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VALUE ADDED TAX

Value added tax may apply to this transaction. All figures quoted exclusive of VAT. Applicants must satisfy themselves on the VAT position if necessary by seeking independent advice.

Information for prospective business tenants is available in other formats on request.