

924 Woodborough Road  
Mapperley, Nottingham NG3 5QS

**1,069 SqFt** (99.31 SqM)

- Prime retail property
- Heavy footfall and vehicle traffic
- Busy retail parade
- Suitable for a variety of uses

# TO LET

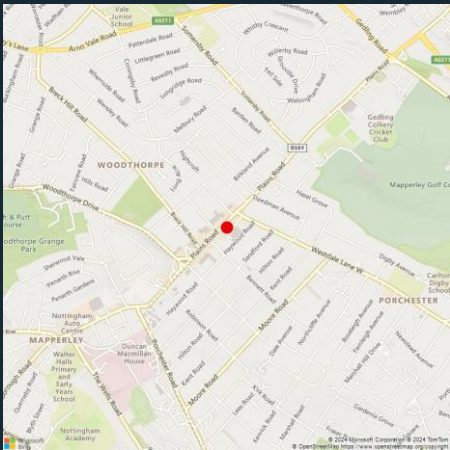


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**LOCATION**

The property is located centrally on Woodborough Raod, in Mapperly just outside of Nottingham City Centre and on a main bus route with bus stop direxctly outside the property. Woodborough Road is a main thoroughfare into Nottingham City Centre with good links leading upto the M1 motorway.

**DESCRIPTION**

The property comprises a large ground floor sales area with a separate kitchen leading to ancillary office/storage to the first floor. The property also has the use of a garage for an additional rent.

**RENT**

£21,500 per annum

**SERVICES**

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

**ENERGY PERFORMANCE CERTIFICATE (EPC)**

TBC

**RATING**

The adopted rateable value is not known not available or not applicable unless specified.

**VALUE ADDED TAX**

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

**ACCOMMODATION**

<b>Ground Floor</b>	<b>549 SqFt (51.0 SqM)</b>
<b>First Floor</b>	<b>518 SqFt (48.12 SqM)</b>
<b>Total</b>	<b>1,069 SqFt (99.12 SqM)</b>

**INSPECTIONS & FURTHER INFORMATION**

Viewings strictly by prior appointment with the agents:

Suzannah Allen  
Barnsdales - Chartered Surveyors  
Tel: 07977 493 965  
suzannah@barnsdales.co.uk

**Disclaimer**

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