

Stapleford - 64 Derby Road, Nottinghamshire NG9 7AB
Retail Premises To Rent



BLUE ALPINE

PROPERTY CONSULTANTS



Stapleford - 64 Derby Road, Nottinghamshire NG9 7AB

Retail Premises To Rent



Property Features:

- Comprises ground floor retail premises
- Suitable for variety of uses (Class E)
- VAT is NOT applicable to this property
- Available on a new lease with flexible terms
- Occupiers close by include Ladbrokes, Boots, Halifax, KFC, Sainsbury's and many others.

Property Description:

Comprises ground floor retail premises with rear yard, previously t/a office, providing the following accommodation and dimensions:

Ground Floor: 110 sq m (1,186 sq ft)

Open plan retail, kitchen, storage, garden

Gross Frontage: 5.80 m (19")

Net Frontage: 4.05 m (13'4")

Shop Depth: 11.85 m (38'10")

Built Depth 19.00 m (62'4")



Stapleford - 64 Derby Road, Nottinghamshire NG9 7AB

Retail Premises To Rent



Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £230.77 per week (PCM: £1,000)

Deposit: £3,000 (3 Months)

Rateable Value:

Rateable Value - £7,400 p.a.

Rates Payable - £0*

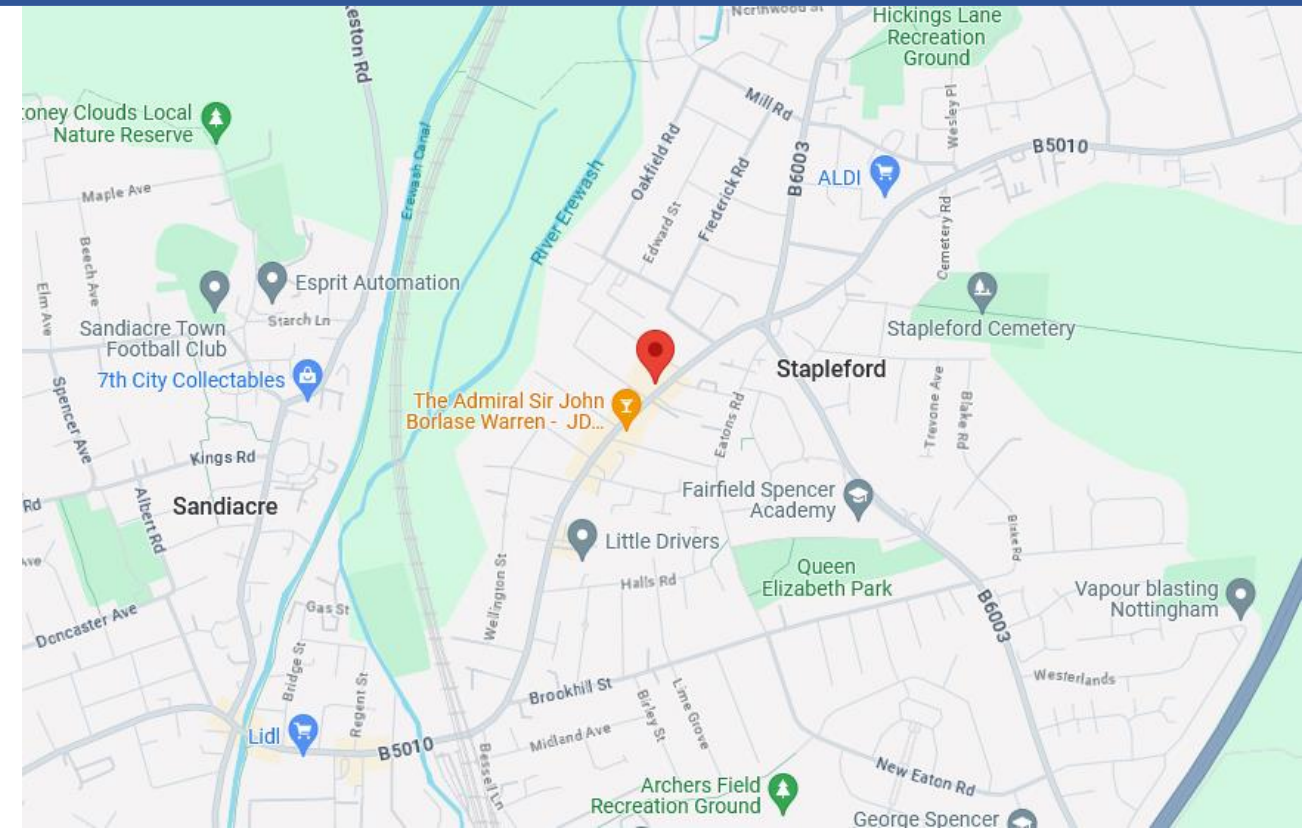
*Note - Small business rates relief available (subject to terms)

EPC:

The property benefits from a C Rating. Certificate and further details available on request.

Location:

Stapleford is located some 5 miles to the south-west of Nottingham, one of the major commercial centres of the East Midlands. Junction 25 of the M1 Motorway is some 2 miles to the west of the town centre. The property is situated on Derby Road, opposite its junction with Victoria Street in the centre of Stapleford. Occupiers close by include a new Iceland Store, Farm Foods, JD Wetherspoons, Sainsbury's Local, Lloyds Bank, Greggs, Ladbrokes and a large Co-operative Food supermarket, as well as a number of local traders.

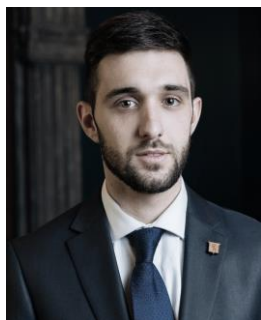


Stapleford - 64 Derby Road, Nottinghamshire NG9 7AB

Retail Premises To Rent

Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



Sam Georgev – VP Sales & Lettings
M: +44(0)75545 57088
E: sam@bluealpine.com



Joseph Bachman – COO
M: +44(0)77236 19270
E: joseph@bluealpine.com



BLUE ALPINE

PROPERTY CONSULTANTS

Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

Disclaimer: Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.