

TO LET £49,950 Per Annum

499-507 Woodborough Road, Mapperley, Nottingham, NG3 5FR



- Highly Visible Prominent Roadside Site
- Good Transport Links
- Established Car Showroom & Vehicle Repair Unit
- TO LET- New Lease Available
- Rare Opportunity
- Close To Nottingham Centre
- Overall Site Area 0.375 Acres
- EPC: C

Lindpet House
5 Market Place
Grantham
NG31 6LJ

01476 930891

www.commerciallist.co.uk



LOCATION

The property is located on Woodborough Road within the affluent area of Mapperley in Nottingham. The property is situated approximately 2.5 kilometres (1.5 miles) north-east of Nottingham city centre and benefits from a highly visible main road position.

DESCRIPTION

The site comprises a car sales and motor trade garage. There are three building on site which are interconnected by canopies. The buildings total 212 sq m (2,288 sq ft) and the total site area is 0.151 ha (0.375 acres). The offering presents a rare opportunity to lease a highly prominent roadside site.

The property fronts Woodborough Road, which is a main road connecting the city centre to Mapperley.

ACCOMMODATION

Measured on a gross internal basis we have been informed that the accommodation is as follows:-

	SQ M	SQ FT
Main Sales Unit	96	1,033
Garage /Workshop	68	731
Paint shop	48	516
Total	212	2,288
Site area	0.151 hectares	0.375 acres

SERVICES

All mains services with the exception of gas are available and connected to the property. The landlord believes there is gas to the site, which has been capped off and disconnected. The agents give no guarantees or warranties in respect of services and their connectivity or capacities. Interested parties must rely on their own due diligence.

BUSINESS RATES

From enquiries made though the Valuation Office website, we understand that the following rating assessment applies;

Rateable value: £18,2590

Description: Car showroom and premises

Interested parties should make their own enquiries as to the amount of rates payable.

TOWN & COUNTRY PLANNING

The site has a historic use as a motor trade unit and car sales forecourt – which falls under a Sui Generis use. Interested parties are to make their own enquiries of the local authority planning department to ensure their intended business activities will be lawful.

TERMS

The premises is available TO LET on a new full repairing and insuring lease for a term to be negotiated at an asking rent of £49,950 per annum.

EPC

Energy rating: C

VAT

We are advised by the landlord that VAT will not be applicable on the rent.

LEGAL COSTS

The tenant will be liable for a £1,000 contract and tenancy set up fee.

VIEWING

By prior appointment with the joint letting agents;

Charlie Burrows- e: charlieb@commercialist.co.uk t: 07923 448308

Sunny Landa- e: sunny@landaassociates.co.uk t: 07733 464322







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PLEASE NOTE: by submitting an enquiry regarding this property you agree that we may send your details to the landlord of this property so they may contact you in order to answer any questions if necessary, or arrange a convenient viewing time.