## 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 Overall Site Area 0.375 Acres Unit
- TO LET- New Lease Available

- Rare Opportunity
- Close To Nottingham Centre
- EPC: C

Lindpet House 5 Market Place Grantham **NG31 6LJ** 

01476 930891





### **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;

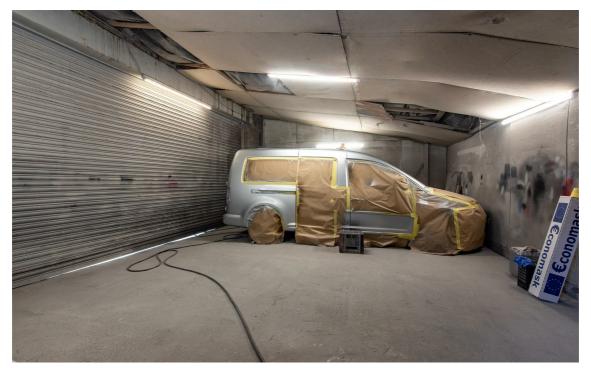
Charlie Burrows- e: charlieb@commerciallist.co.uk t: 07923 448308

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

















IMPORTANT NOTICE – Commercial List for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

- 1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
- 2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given by the vendor or lessor in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
- 3. No person in the employment of Commercial List has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Commercial List, nor enter into any contract on behalf of the vendor.
- 4. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.
- 5. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**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.