



TO LET

30 MUSTERS ROAD

WEST BRIDGFORD, NOTTINGHAM, NG2 7PL

81.19 sq m (874 sq ft)

Office suites in prime location

- Situated in Nottingham's most affluent suburb of West Bridgford
- A short walk from Trent Bridge Cricket Club and Nottingham Forest Football Ground
- Within easy reach of Central Avenue
- Competitive rent
- 2 designated off-street parking spaces



NG Chartered Surveyors

Unit 8 Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG



LOCATION

The property is situated on Musters Road in the affluent Nottingham suburb of West Bridgford, just a stone's throw from Trent Bridge Cricket Club and just 2 miles from Nottingham City Centre.

The property is located close to La Storia and only a short walk from Central Avenue which is home to a variety of restaurants, bars and coffee shops such as Pizza Express, Escabeche, Café Nero and Portello Lounge.

Musters Road is accessed off Loughborough Road and is ideally located for businesses seeking accommodation that affords easy access to both Nottingham and the national road network without the inconvenience of the city centre.

DESCRIPTION

The subject suite is located on the first and second floors above a ground floor shop.

Access to the suites is via a communal ground floor entrance through a secure intercom system which leads to a central core providing staircase access to the floors above.

The specification includes kitchen/WC facilities at first floor level, along with open plan office accommodation and 2 office suites at second floor level which are fully carpeted throughout. Externally, there are 2 off-street parking spaces to the front of the property.

ACCOMMODATION

Measured on a Gross Internal Basis, we calculate the floor areas to be:

	SQ M	SQ FT
First floor	43.09	464
Second floor	38.10	410
TOTAL	81.19	874

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

SERVICES

All mains services are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

EPC

The EPC details can be provided by the agent upon request.

TOWN & COUNTRY PLANNING

We understand the property has an established consent for uses falling within Class E (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order revised 2020.

BUSINESS RATES

Charging Authority:	Rushcliffe Borough Council
Description:	Shop and Premises
Rateable Value:	£8,600
Period:	2023/24

TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

£9,500 per annum.

VAT

VAT is not applicable

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction.



SUBJECT TO CONTRACT

Viewing: By prior appointment
with the sole agents.

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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photograph. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.