



**TO LET**

# 88-92 Victoria Road

**NETHERFIELD, NOTTINGHAM  
NG4 2HH**

**114.66 sq m (1,234 sq ft)**

Retail unit on prominent thoroughfare with added industrial aspect

- Ideal for tradesman or sales showroom
- Great position in the heart of Netherfield
- Light industrial stores to the rear with roller shutter
- Ample on-site parking for staff and customers
- Available for a variety of uses
- Small Business Rates relief





## LOCATION

The property is situated on Victoria Road in the heart of Netherfield, which is a busy and popular suburb approximately 3 miles east of Nottingham City Centre.

The town has a well-established retail core centred upon Victoria Road and the subject premises occupy a prominent position on the main thoroughfare to Victoria Retail Park. Nearby retailers include the Co-op, Post Office, Medivet, Buba Dental Care and other local operators.

## DESCRIPTION

The property comprises a main sales/reception area with modern partitioned offices, which can be removed and opened into retail space. To the rear of the premises, there are two conference rooms plus kitchen and W/C facilities.

The premises also boast a detached light industrial unit at the rear with an electric roller shutter door providing plentiful ancillary stores.

Externally, there is a courtyard providing ample parking and further space to the shop frontage for either outside seating or a parking/loading area.

The premises would be ideal for tradesman or showroom sales uses.

## ACCOMMODATION

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

	SQ M	SQ FT
Warehouse	75.48	812
Offices	114.66	1,234
<b>TOTAL NIA</b>	<b>190.14</b>	<b>2,046</b>

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 property has an EPC rating of 62 falling within Band C.

## 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:	Gedling Borough Council
Description:	Shop and Premises
Rateable Value:	£8,000
Period:	2023/24

## TENURE

The property is to be let by way of a full repairing and insuring basis for a term to be agreed.

## RENT

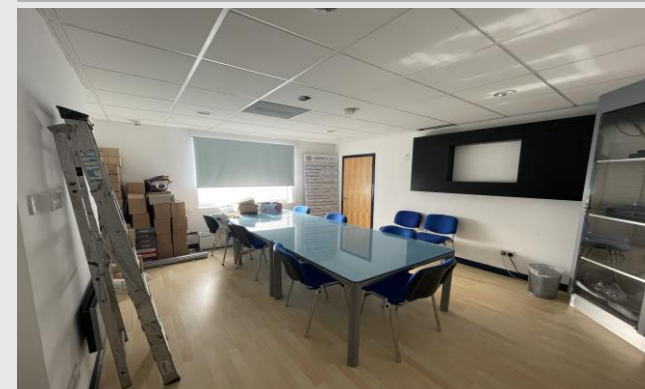
**£20,000 per annum.**

## VAT

VAT is applicable to the rent at the prevailing rate.

## 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.

**ALICIA LEWIS**  
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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.