



35a Plains Road, Woodthorpe, Nottinghamshire NG3 5JU

Excellent office opportunity

- ▶ **£12,500 per annum exclusive**
- ▶ **NIA: 1,048 sqft (97.4 sqm)**
- ▶ **Nearby occupiers include Co-Op, Boots, Peak Pharmacy and Costa**
- ▶ **Public car park to the rear with 2 hours free parking**

For enquiries and viewings please contact:



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Location

The property is located within the popular residential suburb of Mapperley, which has a population of over 16,500 and is approximately 3 miles to the northeast of Nottingham City Centre. The property has a prominent frontage along Plains Road, the main thoroughfare through Mapperley and is well served by public transport and a large council car park to the rear with free parking for up to two hours.

Plains Road is occupied by various national and regional occupiers including Co-Op, Boots, Birds Bakery, Costa, Frank Innes and The Nottingham Building Society.

Description

The property comprises a self contained first floor commercial premises previously used as a tutoring centre. The unit benefits from fully carpeted flooring, fluorescent tube lighting and front and rear access.

There is 1 car parking space associated with the premises, located within the yard to the rear.

Accommodation

| | Sq M | Sq Ft |
|--------------|-------------|--------------|
| Ground Floor | 3.3 | 35 |
| First Floor | 71.9 | 774 |
| Second Floor | 22.2 | 239 |
| Total | 97.4 | 1,048 |

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

We understand the property benefits from planning consent for the following uses:

Class E (Commercial, Business and Services use).

Making the premises suitable for uses such as a shop, cafe, restaurant, office, clinics, health centre and day nurseries.

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Tenure

The premises are available by way of a new lease for a term of years to be agreed.

Business Rates

Property Description: Offices & Premises

Rateable Value: £5,800

Rates Payable: £2,894.20 (based on the small business rates of 49.9p, effective until March 2025).

Some retailers may be eligible for 100% discount on the business rates. Interested parties should make their own enquiries of the VOA website or the local planning authority.

All retail, leisure and hospitality users will be entitled to 75% rates relief or rates payable up until April 2025.

(Source: VOA)

Rent

£12,500 per annum exclusive

Service Charge

The tenant is responsible for a fair portion of the costs of the upkeep of the common areas

VAT

All figures quoted are exclusive of VAT. The building is elected for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of B-44

Viewings

Viewings are by appointment with sole agents Innes England

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