

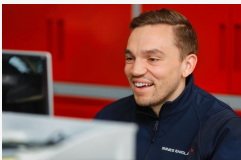


**Ground Floor, 36 Meadow Road, Netherfield, Nottingham, Nottinghamshire
NG4 2FF**

Ground Floor Office

- ▶ **870 sq ft (80.8 sqm)**
- ▶ **Available for immediate occupation**
- ▶ **Ground floor offices with storage and roller shutter door**
- ▶ **Suitable for alternative use, subject to requisite consents**

For enquiries and viewings please contact:



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Location

The property is situated within Netherfield, a well-known suburb of Nottingham. located approximately 5 miles East of Nottingham City Centre. The property lies in close proximity to the A612 Colwick Loop Road which provides access into Nottingham City Centre as well as the surrounding suburbs of Nottinghamshire.

The property benefits from excellent public transport links with both Carlton and Netherfield Train Station within walking distance, both offering services to Nottingham City Centre, Leicester, Derby, and Lincoln. Alternatively, Knight Street bus station is immediately adjacent the subject premises offering services to Nottingham City Centre and the surrounding suburbs.

Description

The property is a semi-detached three-storey building of traditional brick construction under a pitched tiled roof and currently comprises an office and workshop on the ground floor.

At ground floor, there are a number of cellular rooms that are currently used as a meeting room, offices, and a kitchenette. To the rear of the ground floor there is a single storey workshop that has an electrically operated roller shutter door accessed from Harrogate Street. Externally there is on street parking.

Accommodation

| | Sq M | Sq Ft |
|--------------|-------------|------------|
| Ground floor | 80.8 | 870 |
| Total | 80.8 | 870 |

The ground floor measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

We understand the property has been utilised for the following uses:

Ground floor: Class E (Commercial, Business and Services use).

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

Tenure

The ground floor is available by way of a new lease on terms to be agreed between the parties.

Business Rates

From the Valuation Office Agency (VOA) website we understand the ground floor has the following rating assessment:

Rateable Value - £4,250

Indicative Rates Payable 2023/2024: £2,120.75 per annum

Some parties may benefit from small business rates relief and be exempt from paying any business rates however it is advised all parties confirm with the Valuation Office Agency (VOA).

Rent

The ground floor is available to let for a term of years at a rent of £12,000 per annum (£1,000 per month).

VAT

VAT is not applicable

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The EPC assesment are as follows:

Ground floor: - E-123

Viewings

Viewings are by appointment with sole agents Innes England

Date Produced: 14-Aug-2024



