

FOR SALE/TO LET



RETAIL PREMISES

694ft² plus First Floor Storage

**1a Forester Street
Netherfield
Nottingham NG4 2LJ**

- Suitable for a variety of uses (STP)
- Close to Netherfield Train Station

0161 833 9797 www.wtgunson.co.uk

LOCATION

The property is located on the west side of Forester Street close to its junction with Victoria Road in Netherfield, Nottingham. Nottingham City Centre is approx. 3 miles to the west. Netherfield and Carlton Train Stations are within close proximity.

DESCRIPTION

The property comprises a retail premises of brick construction beneath a pitched tiled roof with accommodation over ground and first floor.

Formerly used as a pharmacy, the property would suit a variety of other retail uses (STP).

ACCOMMODATION

According to the Valuation Office, on a net internal basis the areas are as follows:-

Ground Floor	694 sq ft
First Floor Internal Storage	416 sq ft

TOTAL 1,109 sq ft

ASKING PRICE

£175,000.

TENURE

Freehold.

LEASE

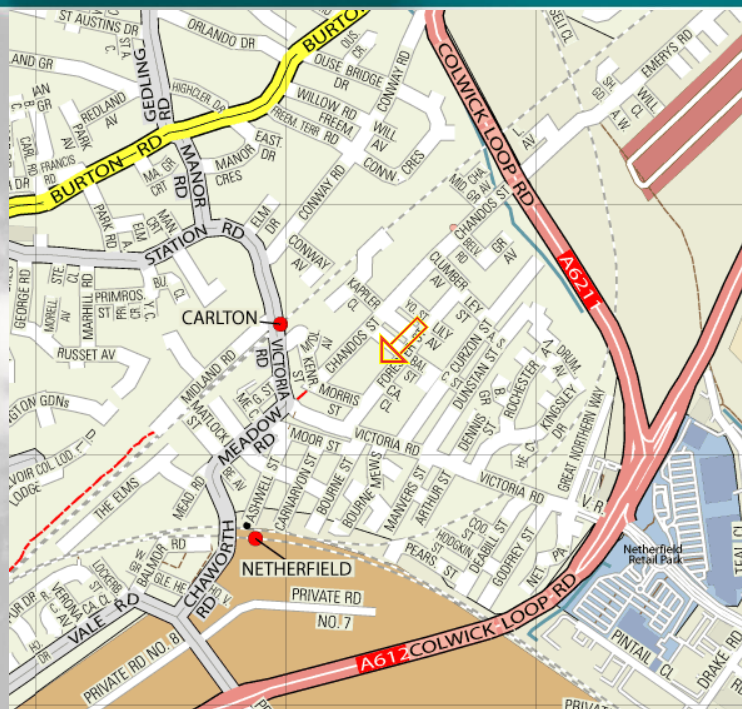
The property is available by way of a new fully repairing and insuring lease for a term of years to be agreed at a rental of **£12,000 per annum.**

BUSINESS RATES

The property has a Rateable Value of £9,100. Small businesses will qualify for small business rates exemption. Further enquiries should be made direct with the local authority.

EPC

A copy of the EPC is available upon request.



VAT

All figures quoted are exclusive of but may be liable to VAT.

VIEWING

By appointment with the sole agent:-

W T Gunson

Matthew Styles

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RICS

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