



66 Station Road, Sandiacre, Nottingham, NG10
5AP

£900 PCM

GROUND FLOOR
COMMERCIAL UNIT
PREVIOUSLY A RESTAURANT
AND TAKE AWAY

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A ground floor commercial unit offering approximately 84 SQM of internal space previously used a small restaurant and take away.

The dining/reception area to the front has space for up to 34 covers. Beyond this is serving and front of house station. There is a large commercial kitchen with appliances in situ including a gas hob and extraction system. Please note that these appliances have not been tested but non the less will allow a near turnkey business opportunity

Situated on a busy thoroughfare in the small town of Sandiacre, adjacent to the larger towns of Stapleford and Long Eaton. The building is on a bus route linking Nottingham and Derby. There are the usual range of shops and facilities within the area, including a Lidl. The A52 and Junction 25 of the M1 motorway is approximately half a mile away.

AVAILABLE IMMEDIATELY.

RESTAURANT 29'4" x 16'0" reducing to 12'1" (8.96 x 4.88 reducing to 3.69)
Full width shop frontage. There is a small cellar under part of the ground floor.

COMMERCIAL KITCHEN 23'9" x 14'5" (7.25 x 4.40)
door to rear storage.

REAR STORAGE 14'10" x 7'4" (4.53 x 2.26)
Door to rear lobby.

REAR LOBBY
Door to rear yard and door to cloaks/WC.

CLOAKS/WC
Housing a two piece suite comprising wash hand basin and low flush WC.

LEASE
The property is available on a new internal repairing lease, term to be negotiated

RATEABLE VALUE
Current rateable value (1 April 2026 to

present) £5,800 This is the rateable value for the property. It is not what you pay in business rates or rent. Your local council uses the rateable value to calculate the business rates bill.

The rateable value falls within the Small Business Rate Relief scheme. To check elligabilty please contact the local authority, Erewash Borough Council

OPTION TO LET ACCOMMODATION ABOVE

Above the premises is a self contained three bedroom flat. This may be available to rent subject by agreement with the landlord.

The residential accommodation is arranged over the first and second floors with up to three bedrooms on the first floor, as well as a living room, kitchen and bathroom, with a double bedroom located on the second floor.

LEGAL FEES

The landlord has requested the tenant to pay the legal fees

GROUND FLOOR



These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.