

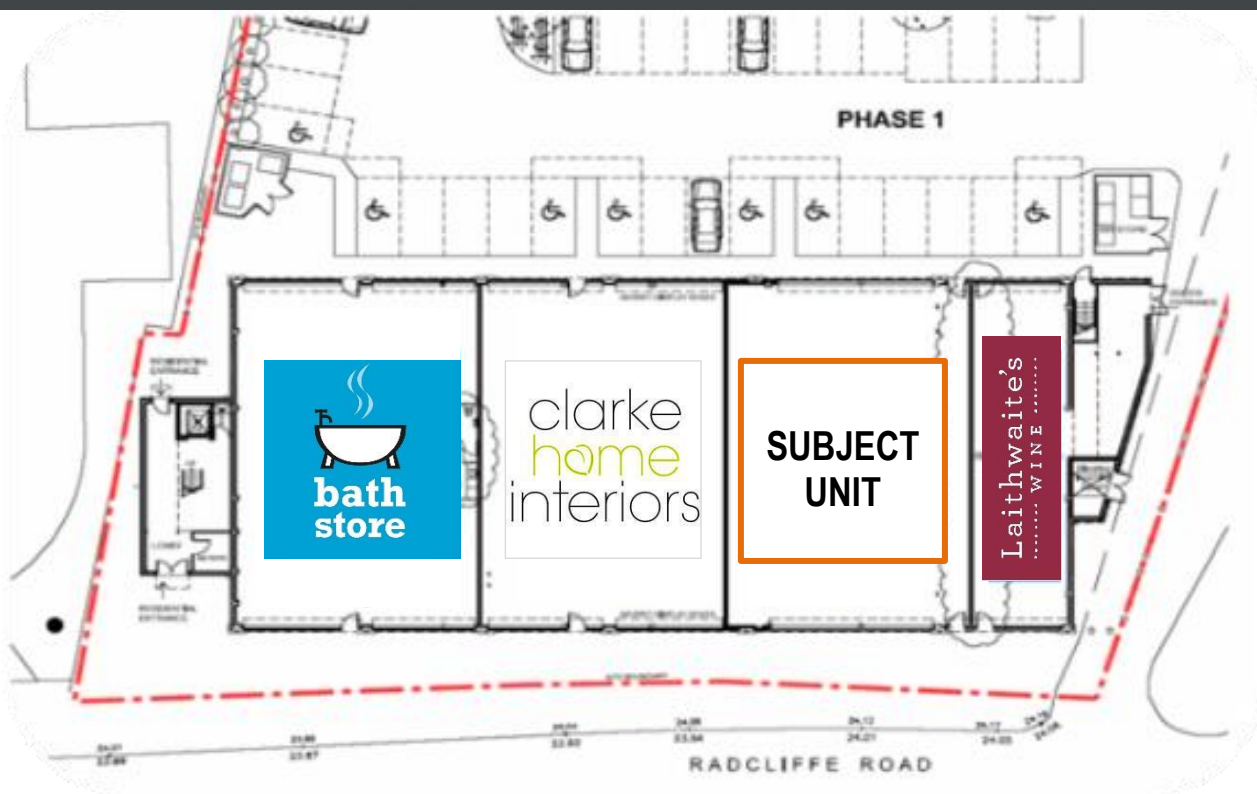
ROADSIDE RETAIL OPPORTUNITY

57B/C Radcliffe Road, West Bridgford, Nottingham NG2 5FX



RENT!

£49,500 PER ANNUM



PROMINENT ROADSIDE LOCATION IN THE AFFLUENT NOTTINGHAM SUBURB OF WEST BRIDGFORD

- 122.45 sq m (1,318 sq ft) to 274.68 sq m (2,957 sq ft) ground floor retail unit with front and rear entrances
- 40 dedicated customer car parking spaces
- Nearby occupiers include Laithwaites Wine, Clarke Home Interiors, Bathstore, McDonald's and John A Stephens

Location:

The subject premises are located at a prominent roadside position in the affluent town of West Bridgford, less than 2 miles south of Nottingham city centre.

The premises benefits from excellent passing traffic on Radcliffe Road, whilst both Trent Bridge Cricket Ground and Nottingham Forest City Ground are in the immediate vicinity and generate high volumes of footfall and passing traffic in the area, particularly on match days.

Scarrington Road to the rear of the site provides access to the excellent car parking facilities and provides an alternative sales entrance to the subject premises.

Description:

The premises are situated in a modern retail parade with nearby national multiple occupiers including Laithwaites Wine, Bathstore, Clarke Home Interiors and McDonald's.

The property provides a well configured ground floor retail unit with sales entrances at both the front and rear.

Accommodation:

Ground Floor 274.68 sq m (2,957 sq ft)

The unit can be split to provide two units: -

Unit 1 122.45 sq m (1,318 sq ft)

Unit 2 151.14 sq m (1,627 sq ft)

Rent:

The property is available to rent at a level of:-

£49,500 per annum

Business Rates:

Rateable Value 2018/19: £37,250

Rates Payable 2018/19: £17,880

Service Charge:

A service charge will be levied.

Planning:

A1 (Retail). A5 and D1/D2 Uses considered, Subject to Planning.

EPC:

C - 70

Interested? Contact Will Torr 0115 979 3491 wtorr@heb.co.uk

0115 950 6611

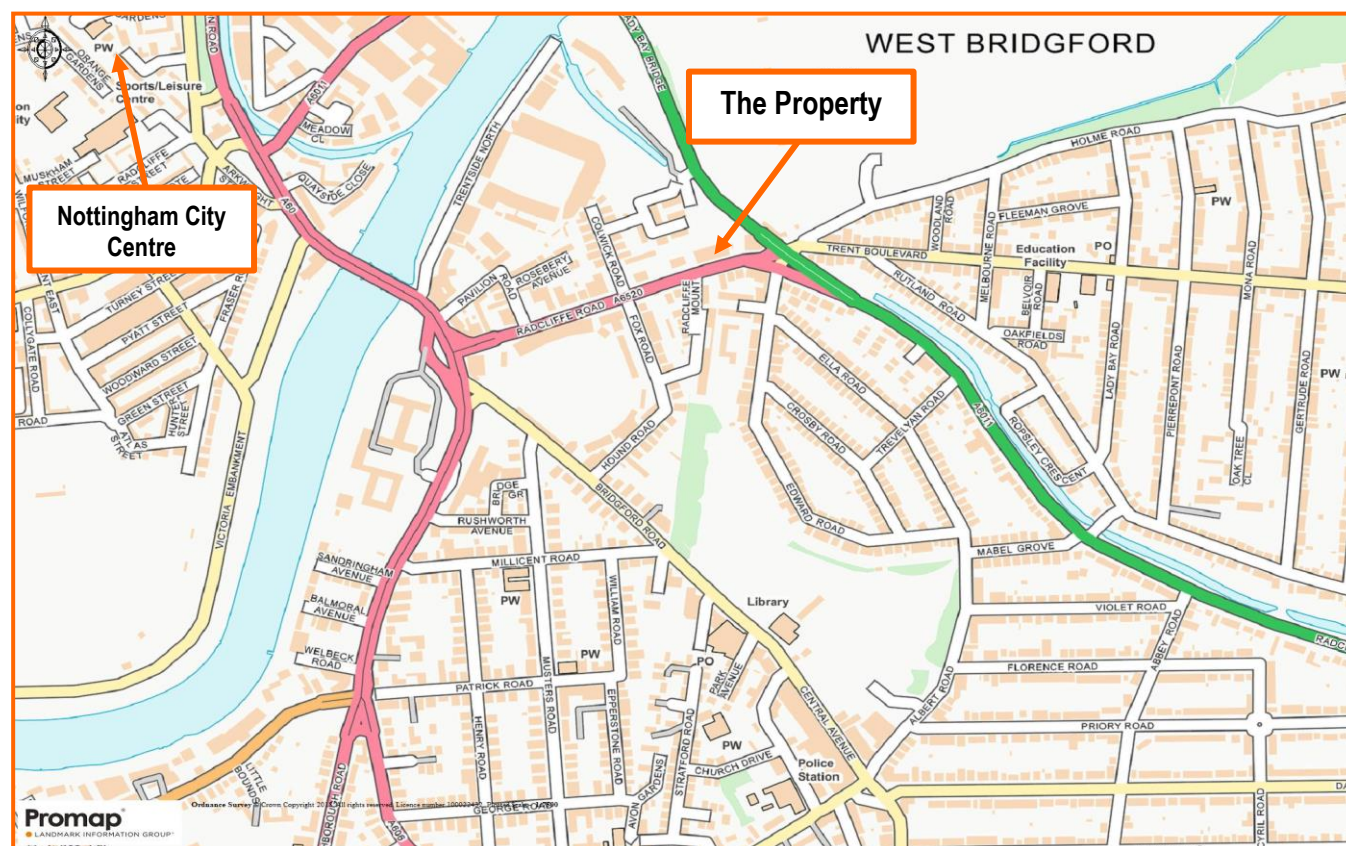
heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD



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b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.