

# GADSBY NICHOLS



495 Nottingham Road, Chaddesden, Derby, DE21 6NA

A well-presented, ground floor retail unit with ancillary office and amenity space, extending in total to 586 sq. ft./54.44 sqm. or thereabouts. To the rear is a detached store/workshop of 240 sq. ft./22,2 sqm.

A prominent position within a popular trading parade within Chaddesden.

Available by way of a new lease at a rent of  
£15,750 (fifteen thousand, seven hundred and fifty pounds)  
per annum exclusive (pax).

## TO LET

# 495 Nottingham Road, Chaddesden, Derby, DE21 6NA

## LOCATION

The property is situated in a prominent position on Nottingham Road, within the suburb of Chaddesden, Derby. Nearby retailers include; Lidl, a Co-Operative food-store, Pizza Hut, Ladbroke's, and Birds the Bakers.

## DESCRIPTION

The property comprises a ground floor retail unit, which is well-appointed, and has the benefit of aluminium-framed and glazed shop front with personnel entrance door, open-plan retail area with carpet-tiled floor, category-II lighting, and wall-mounted electric storage heaters. The property currently trades as an Estate Agents, and would be suitable for a variety of retail uses. To the rear of the retail area is an office/staffroom together with kitchen, WC, and a small storage area.

## ACCOMMODATION

The specific accommodation arrangements are as follows: -

### GROUND FLOOR

Retail Area	408 sq. ft.	37.92 sqm.
Office/Staffroom	112 sq. ft.	10.43 sqm.
Kitchen	66 sq. ft.	6.11 sqm.
Store/Workshop	240 sq. ft.	22.2 sqm.

## BUSINESS RATES

We understand from our enquiries of the Valuation Office Agency (VOA) website, that the property is assessed for non-domestic rating purposes, with a rateable value (RV), as follows: -

### Shop and Premises

Current 2016 RV	£7,800
Estimated 2017 RV	£7,800

## TENURE

The premises are available by way of a brand new, full repairing and insuring (FR&I) lease, for a term to be negotiated, and subject to a three-yearly upward-only rent review pattern, at an initial rent of £15,750 pax.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC Rating	78
EPC Band	D

As at January 2014. A copy of the certificate is available on request.

## LEGAL COSTS

Each party to be responsible for their own legal costs in connection with this transaction.

## VIEWINGS

Strictly by prior appointment with the sole agents: -

Gadsby Nichols

Tel: 01332 290390

Email: andrewnichols@gadsbynichols.co.uk

## SUBJECT TO CONTRACT

