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

Gadsby Nichols 21 Iron Gate Derby DE1 3GP

Residential 01332 296 396 enquiries@gadsbynichols.co.uk Commercial 01332 290 390 commercial@gadsbynichols.co.uk

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, Ladbrooks, 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, openplan 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



Property Misdescriptions Act 1991 and Misrepresentation Clause; Gadsby Nichols give notice to anyone who may read these particulars as follows:- 1. These particulars are prepared for the guidance only of prospective purchasers/lessees. 2. The information contained or referred to herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being as a statement, representation or fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise or that any services or facilities are in good working order. 4. Photographs appearing in these particulars shall be only order parts of the property at the time when the photographs are taken. Certain aspects may have changed when the photographs or facilities are in good working order. 4. Photographs appearing in these particulars shall be only order parts of the property at the time when the photographs are taken. Certain aspects may have changed when the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. 5. In the areas, measurements or distances referred to herein are approximate and given for guidance purposes only. 6. Where there is reference in the particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property, this is not timehded to be a statement of any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser/lessee should have this information verified by their professional advisors prior to purchase. 9. The property is dilbeit to contract, and subject to itsilb being available at the time of enquiry. 10. All prices and rents quoted and negotiated are exclusive of Value Added Tax which may be applicable in any particular stasciton. Gadsby Nichols cannot take responsibility for any loss or expenses incurred during the viewing process and would recommend