

TO LET

**GROUND FLOOR
29 VICTORIA ROAD
NETHERFIELD
NOTTINGHAM**



**PROMINENT RETAIL UNIT
NIA: 500 SQ FT (46.4 SQ M)**

**PROMINENT LOCATION FRONTING VICTORIA ROAD
SUITABLE FOR A VARIETY OF USES (STP)
COMBINATION OF NATIONAL AND LOCAL RETAILERS NEARBY
ANCILLARY ACCOMMODATION TO REAR**

SAT NAV: NG4 2LA

Property Particulars

**Geo
Hallam &
Sons**

**0115 958 0301
www.geohallam.co.uk**



LOCATION

The property is located within Netherfield town centre approximately 3 miles east of Nottingham city centre.

The property occupies a prominent corner position fronting Victoria Road, which is the main retail area within Netherfield and sits adjacent to occupiers such as the Co-Op, TSB, Coral, heron Foods and a number of local operators.

DESCRIPTION

The premises comprise a mid-terraced retail unit configured over ground floor providing retail accommodation with ancillary accommodation to the rear.

The property has most recently been used as a Nail Salon with the ground floor providing:

- wood effect flooring
- plastered and painted walls
- perimeter power sockets
- suspended ceiling with Cat II lighting
- electric storage heaters
- glazed shop frontage
- kitchen to rear
- wc accessed from main retail area
- fire escape to rear

ACCOMMODATION

The property has the following Net Internal Areas in accordance with the RICS Code of Measuring Practice, 6th Edition:

Description	sq m	sq ft
Ground Floor - Retail	40.6	437
Ground Floor - Kitchen	5.8	63
Total	46.4	500

TERMS OF DISPOSAL

The premises are available to let by way of a new effective fully repairing and insuring Lease for a minimum term of 3 years.

QUOTING RENT

The premises are available at a rent of:

£10,000 per annum exclusive

SERVICE CHARGE

A Service Charge is payable in respect of the maintenance and upkeep of the common areas of the building.

Please contact the Marketing Agent for further information.

BUSINESS RATES

From enquiries made of the VOA website we understand that the property is assessed as follows:

Local Authority: Gedling Borough Council
Description: Hairdressing Salon & Premises
Rateable Value: £7,700

The Rateable Value currently falls within the threshold for small business rates relief and therefore interested parties are advised to make their own enquiries of Gedling Borough Councils Non-Domestic Rates Department in this regard.

SERVICES

It is understood that mains gas, water and electricity are available and connected to the premises.

PLANNING

From enquiries made of Gedling Borough Council it is understood that the property currently has the benefit of a Class E Consent.

Alternative retail uses may be permitted, although interested parties are advised to make their own enquiries of Gedling Borough Council's Planning Department in respect of their proposed use.

VAT

All rents are quoted exclusive of VAT, if applicable.

ENERGY PERFORMANCE CERTIFICATE

A new Energy performance Certificate has been requested and will be made available on receipt.

LEGAL COSTS

Each party will be responsible for their own legal costs involved in this transaction.

VIEWING

Strictly by appointment with the sole agents Geo Hallam and Sons:

Contact: Giles Davis
Direct Tel: 0115 958 0301
Email: giles@geohallam.co.uk

June 2026

Geo

Hallam &
Sons

0115 958 0301
www.geohallam.co.uk

Property Particulars

Chartered Surveyors
Unit 2, Bowden Drive
Padge Road, Beeston
Nottingham, NG9 2JY

Tel : 0115 958 0301
Fax : 0115 950 3108

MISREPRESENTATION ACT: Geo Hallam & Sons for themselves and for the Vendors or lessors of this property whose agents they are give notice that: 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract. 2) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. 3) No person in the employment of Geo Hallam & Sons has any authority to give any representation or warranty whatsoever in relation to this property.