

TO LET

**394 BROXTOWE LANE
ASPLEY**



**PROMINENT RETAIL UNIT
GF SALES: 562 SQ FT (52.25 SQ M)**

**WELL PRESENTED RETAIL UNIT
SUITABLE FOR A VARIETY OF RETAIL USES, SUBJECT TO
PLANNING
CUSTOMER PARKING IMMEDIATELY OUTSIDE
NEARBY OCCUPIERS INCLUDE CORAL BOOKMAKERS,
SMILESTYLE DENTISTS AND WELL PHARMACY ASPLEY
AVAILABLE FOR OCCUPATION SEPTEMBER 2022**

SAT NAV: NG8 5ND

Property Particulars

Geo
Hallam &
Sons

0115 958 0301
www.geohallam.co.uk

LOCATION

The premises form part of a parade of shops fronting Broxtowe Lane at its junction with Strelley Road, Beechdale Road and Aspley Lane in Aspley, Nottingham.

Aspley is a suburb of Nottingham located approximately 3 miles north west of the city centre.

Nearby occupiers include Coral Ladbrokes, Smilestyle Dentists, Well Pharmacy Aspley and Go Local Convenience Store.

DESCRIPTION

The property comprises an end of terrace retail unit formerly occupied as a betting shop and benefiting from the following specification:

- Glazed frontage of circa 4 metres
- Staff kitchen located to the rear
- Staff WC located to the rear

Externally customer parking is available immediately outside of the subject premises which is shared with the other properties that form part of this parade.

The property is due to be stripped back to a shell finish by the existing Tenant prior to the end of the Lease in August 2022.

ACCOMMODATION

The property has the following approximate Net Internal Area in accordance with International Property Measurements Standards:

BUILDING	SQ M	SQ FT
Ground Floor Retail Unit	52.25	562

It is believed that the property has an ITZA of circa 448 sq ft (41.6 sq m).

TERMS

The premises are available from September 2022 on a new effective fully repairing and insuring lease for a term of years to be agreed.

RENT

The premises are available at a quoting rent of:

£10,000 per annum

BUSINESS RATES

From enquiries made of the VOA website we understand that the properties are currently assessed as follows:

Local Authority:	Nottingham City Council
Description:	Betting Shop & Premises
Rateable Value:	£5,600

An incoming Tenant may benefit from small business rates relief, further information is available from the Agent or Nottingham City Council.

SERVICE CHARGE

A service charge is payable in respect of the maintenance and upkeep of the common areas of the building, further information is available from the agents upon request.

PLANNING

From enquiries made of Nottingham City Council it is understood that the property currently benefits from a sui-generis planning consent due to its previous use as a Betting Shop.

It is considered that the property would be suitable for any retail use falling within Class E, however, interested parties are advised to make their own enquiries of Nottingham City Council's Planning Department in respect of their proposed use.

SERVICES

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

VAT

All rents are quoted exclusive of VAT, if applicable.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested and will be made available in due course.

LEGAL COSTS

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

VIEWING

Strictly by appointment only with the sole agent:

Geo Hallam & Sons

Contact: Giles Davis
E mail: giles@geohallam.co.uk
Tel: 0115 958 0301

June 2022



**Geo
Hallam &
Sons**

0115 958 0301
www.geohallam.co.uk

Property Particulars

Chartered Surveyors

**24 Regent Street
Nottingham
NG1 5BQ**

**Tel : 0115 958 0301
Fax : 0115 950 3108**

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