

TO LET

**CAPITAL HOUSE
THE SQUARE
MAIN STREET
KEYWORTH**



**SELF CONTAINED TWO STOREY BUILDING
NIA: 1,938 SQ FT (180 SQ M)**

**SUITABLE FOR A VARIETY OF USES (STP)
5 DESIGNATED CAR PARKING SPACES
POPULAR SOUTH OF NOTTINGHAM VILLAGE LOCATION
GOOD ACCESS TO NOTTINGHAMSHIRE & SOUTH OF COUNTY
AVAILABLE IMMEDIATELY**

SAT NAV: NG12 5JT

Property Particulars

**Geo
Hallam &
Sons**

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

LOCATION

The premises are situated in The Square which is accessed off of Main Street.

Keyworth is a popular dormitory village lying approximately 8 miles south east of Nottingham and the location benefits from good access to Nottingham's outer ring road and the south of the county via the A606 and A60, together with Junction 21 M1 via the A606 and A46.

DESCRIPTION

The property comprises a self-contained detached two storey building of brick construction under a pitched tiled roof incorporating velux windows.

Internally, the property provides a combination of open plan and cellular accommodation benefitting from the following specification:

- Solid floors
- Perimeter plug points
- Gas central heating
- Wood framed double glazing
- Fluorescent strip lighting
- Kitchenette to both floors
- WC's on both floors
- Security alarm installed

Externally they are five dedicated car parking spaces serving the premises.

The property has most recently been used as a dance school, but previously has been a café / family support centre and offices.

ACCOMMODATION

From measurements taken on site we calculate that the property has the following Net Internal Areas in accordance with the IPMS:

Description	sq m	sq ft
Ground Floor	90.3	972
First Floor	89.7	966
Total	180	1,938

TERMS OF DISPOSAL

The property is available on a new lease for a term of years to be agreed.

GUIDE RENT

£20,000 per annum exclusive.

BUSINESS RATES

From enquiries made of the VOA website we understand that the property is currently formed by two assessments with combined Rateable Value being as follows:

Local Authority:	Rushcliffe Borough Council
Description:	Office & Premises
Rateable Value:	£13,875

The rateable value falls within the threshold for small business rates relief and therefore interested parties are advised to make their own enquiries from Rushcliffe Borough Council's Non-Domestic Rates Department in this regard.

SERVICE CHARGE

A Service Charge is levied on an ad-hoc basis in respect of the communal car park. Further information is available from the Agent upon request.

SERVICES

We understand that mains, gas, water and electricity are available and connected to the premises.

PLANNING

From enquiries made of Rushcliffe Borough Council we are advised that the premises have an existing Sui-Generis planning consent linked to its most [previous use as a café at ground floor level and family support classes to the first floor.

Alternative uses may be permitted, although interested parties are advised to make their own enquiries of Rushcliffe Borough Council's Planning Department on 0115 981 9911.

ENERGY PERFORMANCE CERTIFICATE

An updated Energy Performance Certificate 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.

VAT

It is understood that VAT is applicable on the rent at the prevailing rate.

VIEWING

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

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

November 2024





**Geo
Hallam &
Sons**

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Property Particulars

Chartered Surveyors

**24 Regent Street
Nottingham
NG1 5BQ**

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

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