



FOR SALE

Bond Wolfe
bw



Prominent Modern Roadside Retail Unit

Unit 3 Commodore Court, Nuthall Road, Nottingham, Nottinghamshire, NG8 5DQ

KEY FEATURES

Prominent, modern roadside retail unit extending to 3,865 sq. ft. (359sq m).

Very busy arterial route out of Nottingham (A610), which links the City to the J26 of the M1.

Nottingham is one of the UK's largest cities and is consistently in the top ten centres ranked nationally by size of shopping catchment.

Former Bathstore unit suitable for a variety of uses.

Parking and servicing to the rear.

Guide Price : Offers based on £350,000 plus VAT





TENURE

A new 999 year lease will be granted on completion at a peppercorn ground rent.

SERVICE CHARGE

There is a service charge payable towards the upkeep of the communal areas. Further details are available upon request.

PRICE

Offers based on £350,000 are sought.

VAT

We are advised that VAT is payable.

EPC

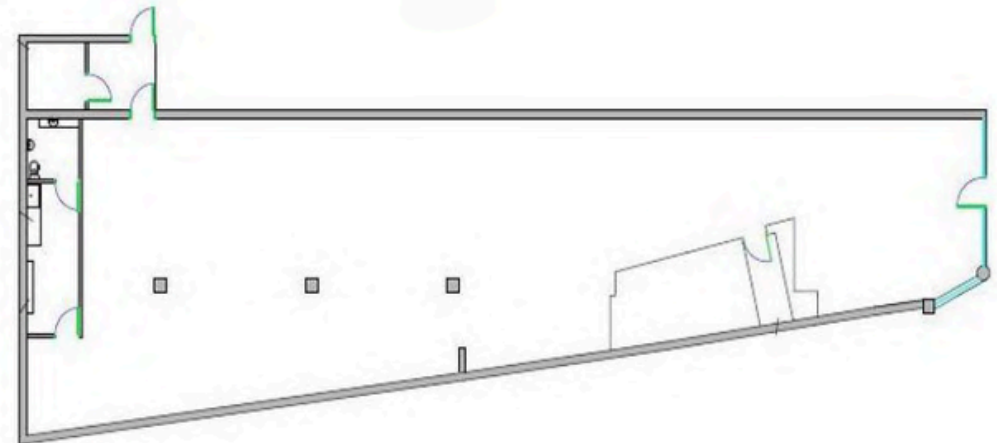
Available upon request.

LEGAL COSTS

Each party are to be responsible for their own legal costs that may be incurred in this transaction.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.



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