



# TO LET

Bond Wolfe  
**bw**



## Prominent Modern Roadside Retail Unit

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



## KEY FEATURES

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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.

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Quoting Rent: £35,000 plus Vat per annum on terms to be agreed.





## LOCATION

Nottingham is considered to be the commercial capital of the East Midlands and is one of the UK's busiest retailing destinations. It is one of the UK's largest cities and is consistently in the top ten centres ranked nationally by size of shopping catchment.

The property is located approximately 2 miles northwest of Nottingham city centre and occupies a prominent roadside location on the busy A610, which is the main arterial route linking the city to J26 of the M1. Other commercial occupiers of note in the vicinity include KFC, Iceland, Halfords, Greggs and Domino's.

## DESCRIPTION

The property comprises an end of terrace retail unit with a return frontage situated on the ground floor of a mixed commercial and residential development. Internally, the unit is open plan and in shell condition ready for a tenants fit out.

To the rear of the unit there is access to the car parking for rear loading/unloading and an un-used lift shaft should an occupier require a good lift installing. Externally, there is a designated provision of 20 spaces, which are located to the rear of the property.

## ACCOMMODATION

Ground Floor 3,865 sq. ft. (359 sq m).

## EXTERNAL

The property benefits from the right to occupy 6 car parking spaces to the rear of the property.





## TENURE

The property is available on flexible lease terms, for a term to be agreed.

## SERVICE CHARGE

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

## PRICE

Quoting Rent: £35,000 plus Vat per annum on terms to be agreed.

## VAT

We are advised that VAT is payable on the rent and service charge

## EPC

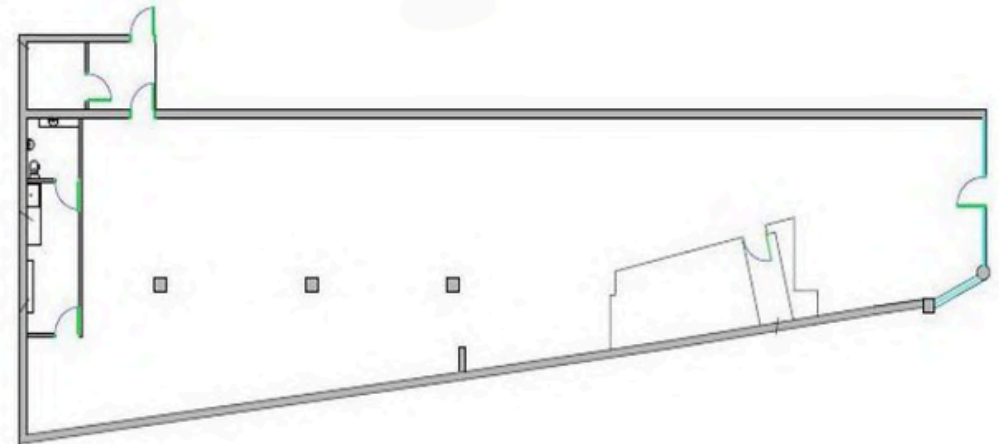
Available upon request.

## 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.





# CONTACTS

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