



FOR SALE

Prominent Roadside Ground Floor Retail Opportunity

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

Bond Wolfe
bw
Est. 1983

Property Highlights

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

Rear car parking and servicing.

Offers based on £350,000 plus VAT



Location

Nottingham is considered to be the commercial capital of the East Midlands and is one of the UK's busiest retailing destinations.

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 service area and car park for the development.



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

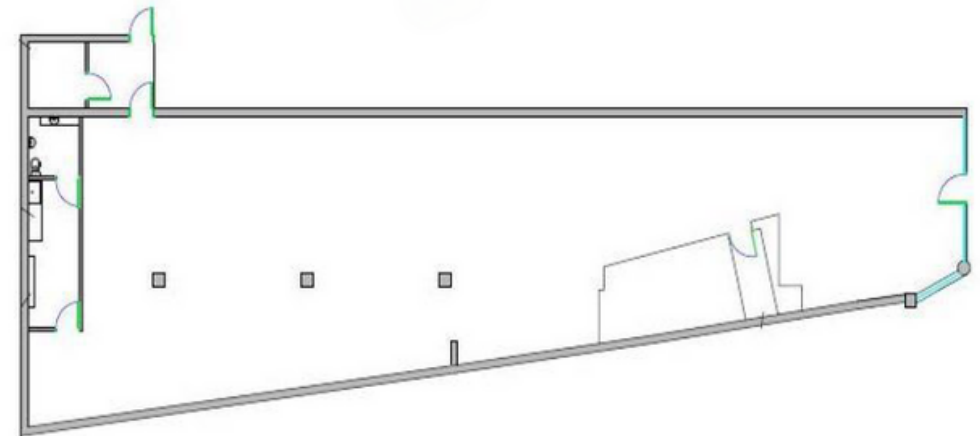
Long Leasehold - A new 999 year lease from completion at a peppercorn ground rent.

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.

VAT

We are advised that VAT is payable on the purchase price



Tenure

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

EPC

This property has an EPC rating of C-57.

Legal Costs

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

Price

Offers based on £350,000 are sought for the long leasehold interest with vacant possession.

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.





For Further Information & Viewings

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