



TO LET



Prominent Modern Roadside Retail Unit

Unit 2 Commodore Court, Nuthall Road, Nottingham, Nottinghamshire, NG8 5DQ

KEY FEATURES

Prominent, modern roadside retail unit extending to 3,015 sq. ft. (280.20 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.

Parking and servicing to the rear.

Flexible lease terms available.

Quoting Rent: £30,000 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 is of modern construction situated with a parade of three retail units at ground floor level. The retail element of the property benefits from a good supply of on-site parking with a provision of 20 spaces, which are located to the rear of the property.

ACCOMMODATION

Ground Floor 3,015 sq. ft. (280.20 sq m).

EXTERNAL

The property benefits from the right to occupy 4 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

Offers based on £30,000 plus VAT

VAT

We are advised that VAT is payable on rent & 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.



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