



TO LET

Retail opportunity

66 Nottingham Road, Eastwood,

Nottingham NG16 3NQ

83.18 sq m (895 sq ft)



- Main road frontage
- Available immediately
- Parking provided to the rear
- Situated on a popular high street



# 66 Nottingham Road, Eastwood, Nottingham NG16 3NQ



## LOCATION

The property is prominently located on Nottingham Road (B6010) in Eastwood Town Centre, which provides a variety of local amenities.

Eastwood itself is approximately 9 miles north-west of Nottingham City Centre and benefits from close proximity to Junction 26 of the M1 motorway and the Giltbrook Retail Park.

## DESCRIPTION

The property comprises a ground floor, open plan retail unit with ancillary storage to the rear.

There is designated parking to the rear of the unit.

## ACCOMMODATION

The property has the following approximate net internal floor area, measured in accordance with the RICS Code of Measuring Practice:-

Accommodation	sq m	sq ft
Sales Area	59.24	638
Ancillary storage	23.95	258
<b>Total</b>	<b>83.18</b>	<b>895</b>

## SERVICES

Both electricity and water are evident within the property. We cannot guarantee connectivity or capacity.



## EPC

The property has an EPC rating of 60 which falls within Band 'C'.

## TOWN & COUNTRY PLANNING

We understand the premises have been granted use for a shop falling within Class A1 of the Town & Country Planning (Use Classes) Review 2020. Interested parties are advised to contact the Planning Department at Broxtowe Borough Council for further details.

## BUSINESS RATES

Charging Authority:	Broxtowe Borough Council
Description:	Shop & premises
Rateable Value:	£7,400
Period:	2021/22

## TENURE

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

## RENT

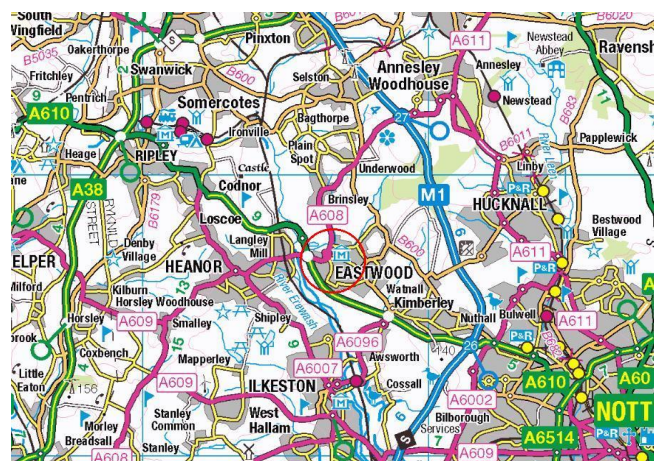
**£11,000 per annum.**

## VAT

VAT is applicable to the rent at the prevailing rate.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction.



## SUBJECT TO CONTRACT

Viewing by prior appointment only

Charlotte Steggles

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James McArthur

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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability of service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph(s) depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.