

198 BEARDALL STREET,

WATNALL, NOTTINGHAM NG15 7JU

Newly refurbished, good quality offices

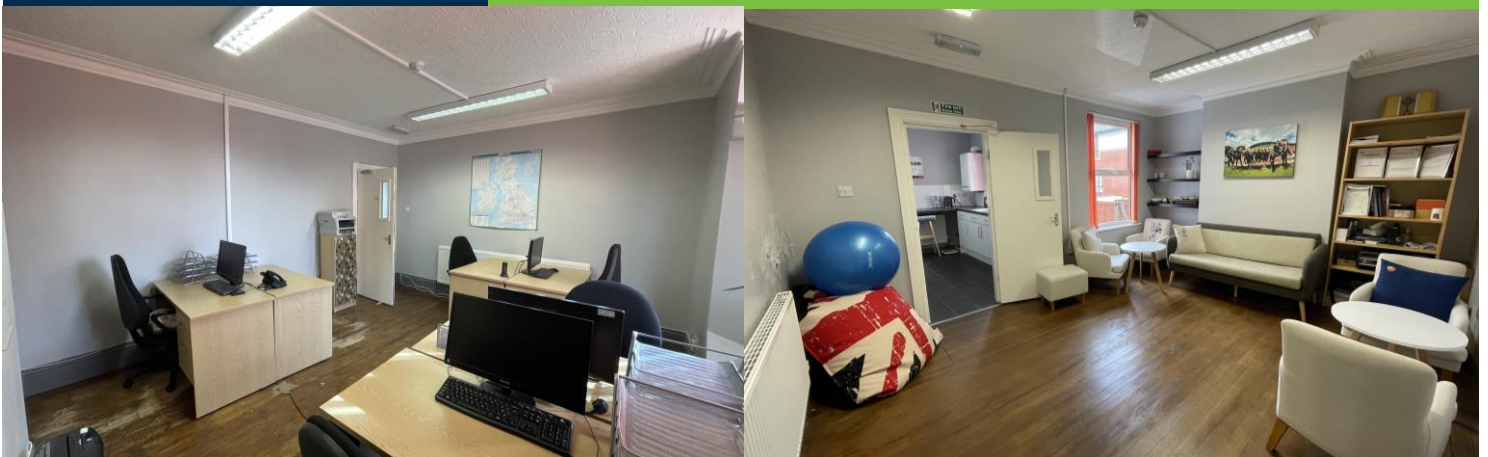
100 sq m (1,076 sq ft)

TO LET

- Pleasant working environment
- Small Business Rates Relief
- 6 car parking spaces
- CCTV
- New lease available
- Intruder alarm system
- Recently refurbished
- Secure premises



IMMEDIATE OCCUPATION





LOCATION

The subject property is located just off Watnall Road (B609) approximately 7 miles north of Nottingham City Centre and approximately 5 miles from Junction 26 of the M1, providing excellent access to the motorway network.

Hucknall High Street is within 5 minutes walking distance, with major retailers in close proximity including Boots, Costa Coffee, Greggs and Specsavers.

DESCRIPTION

The premises comprise a semi-detached, two-storey former residential property, which has been converted to office accommodation. The offices have recently been refurbished and boast the following specification:

- Intruder alarm system
- CCTV surveillance
- Secure storeroom
- Front and rear garden

The property offers a mix of open plan and cellular offices with a kitchen at ground floor level and includes a newly fitted gas boiler.

There are a total of 6 car parking spaces demised to the property within the adjoining car park.

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
Ground Floor	50	538
First Floor	50	538
Total	100	1,076

SERVICES

All mains services are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

EPC

The property has an EPC rating of 85 falling within band D.

TOWN & COUNTRY PLANNING

The property has an established consent for use as offices falling within Class E (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order revised 2020.

BUSINESS RATES

The business rates will require re-assessment upon occupation. Please contact the sole marketing agents for further details.

TENURE

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

RENT

£15,000 per annum.

VAT

VAT is not applicable.

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

Ellis Cullen

0115 989 7092
ellis@ng-cs.com

Sunny Landa

0115 989 7091
sunny@ng-cs.com



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 or 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.