

TO LET
**CAR SHOWROOM/
 RETAIL OPPORTUNITY**
503 VALLEY ROAD
BASFORD
NOTTINGHAM NG5 1HZ



SITUATION

The subject site is situated on the southern side of the outer ring road – Valley Road.

The site is close to the junction of Valley Road with Nottingham Road in a very busy location.

ACCOMMODATION

The accommodation comprises a purpose built Audi Car Showroom developed approximately 10 years ago on a site of approximately 0.8 acres.

The accommodation provided is as follows:-

Ground Floor:	9,374 sq ft
First Floor:	1,401 sq ft
Total :	10,775 sq ft

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract.)

Externally the site could accommodate car parking for 40 customer cars.

LEASE

The premises are available on a new 15 year lease subject to 5 year upward only reviews.

RENT

£125,000 per annum + VAT.

TIME SCALE

Possession of the unit is July 2008.

PLANNING

Planning consent exists for:

Car Showroom and Used Car Sales.

Our clients' Planning Consultants are of the opinion that there is scope to secure a change of use on this site to either A1 Retail use or A3/A5 use for a restaurant or takeaway.

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of Nottingham City Council Planning Department on 0115 915 5555.)



For further information or to arrange a viewing please contact the Retail & Leisure Team:

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