

## Prominent ground floor unit suitable for retail or office use

165m<sup>2</sup>  
(1,785ft<sup>2</sup>)

- Open plan accommodation ready for an occupiers fit out
- Hugely prominent glazed return frontage
- Available to rent or buy
- Adjacent to the City Ground, home of Nottingham Forest FC
- Excellent road and public transport links



**FOR SALE/TO LET**



Location



Gallery



Contact



## Location

The unit is situated within the prestigious Waterside building on the banks of the River Trent in the affluent town of West Bridgford, which is approximately one mile south of Nottingham city centre.

The development is on Pavilion Road just off the A60 London Road and Trent Bridge. West Bridgford town centre is only a short walk away and home to a range of shops, bars and restaurants. In the immediate vicinity there is strong catchment of residential housing home to students, professionals and families.

## The Property

The unit is located at ground floor level with return frontage to Pavillion Road. The unit offers a self-contained "own front door" unit fitted to a shell specification - ready for an occupier fit out.

It benefits from access to a parking space.

## EPC

A copy of the EPC is available on request.





## Accommodation

The property provides the following approximate areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	165	1,785

## Terms

The unit is available to buy on a long leasehold basis or to rent for a term to be agreed.

## Rent

The property is available to rent at a quoting rent of:-

**£29,500 per annum**

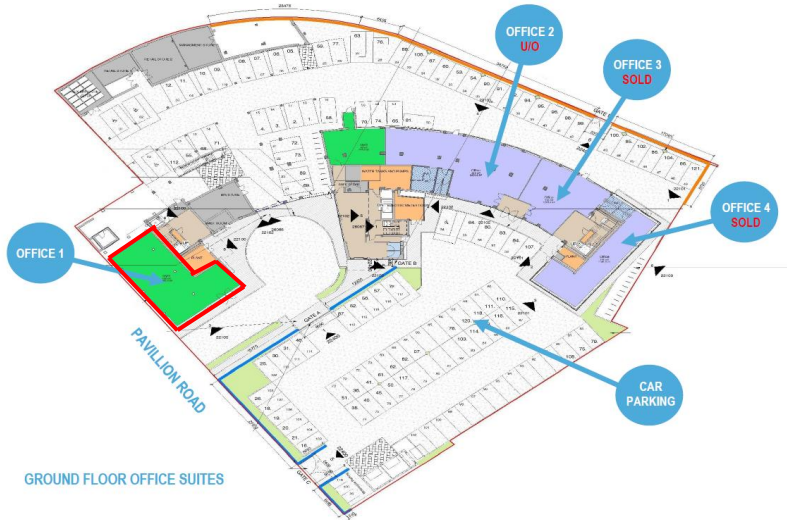
## Sale

The long leasehold (999 years from December 2019) is available for a price of:-

**£350,000**

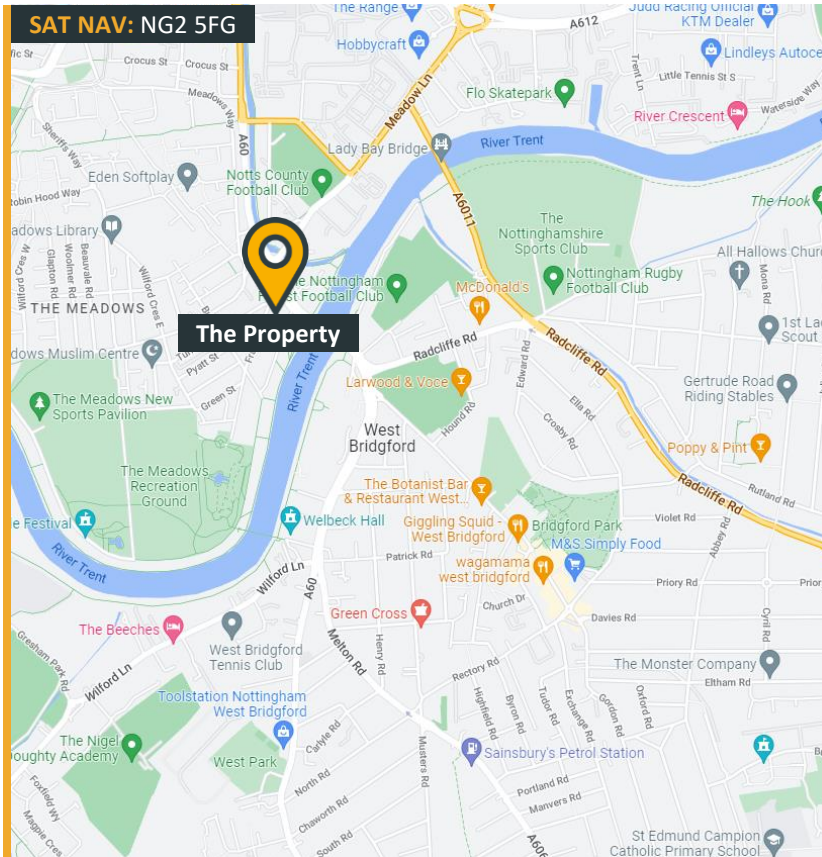
## Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.









## Business Rates

Business rates are to be assessed upon occupation.

## Service Charge

There is a service charge levied in relation to external maintenance and upkeep of the common areas, and it is currently running at approximately £1.25 per sq ft.

## VAT & Legal Costs

VAT is applicable to the purchase price/rent and service charge. Each party are to bear their own legal costs incurred.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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