

214-220 Southchurch Drive | Clifton | Nottingham | NG11 8AA

Retail unit on prominent shopping parade in Clifton 2 x upper floor flats included

Ground floor shop 78.04m² (840ft²)

- Busy and popular neighbourhood shopping parade
- Ground floor shop: 78.04m² (840ft²)
- 2 x upper floor flats (separately accessed)
- Tram stop located directly outside
- Nearby operators include Greggs, Heron Foods, Card Factory and Cancer Research
- Quoting Rent £20,000 per annum



TO LET



Location



Gallery



Contact



Location

Clifton is a suburb of Nottingham with a population of 22,000, lying approximately 5 miles to the south west of Nottingham City Centre.

The property is in a good position on the Southchurch Drive retail parade which is fully occupied and has good footfall. The parade is well connected with the NET tram stop directly outside linking it with Nottingham city centre and further afield. Other tenants on the parade include Greggs, Heron Foods and Cancer Research.

The Property

The retail shop is arranged over ground floor with sales area, small store room and kitchen.

There are 2 x upper floors flats included with the property, they are accessed from the rear and could be let out independently.



Retail Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor Sales	68.94	742
Ground Floor Store/Kitchen	9.10	98
Total	78.04	840





Lease Terms

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

Rent

The property is available at a quoting rent of:-

£20,000 per annum exclusive

Planning

The ground floor shop is categorised as **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.

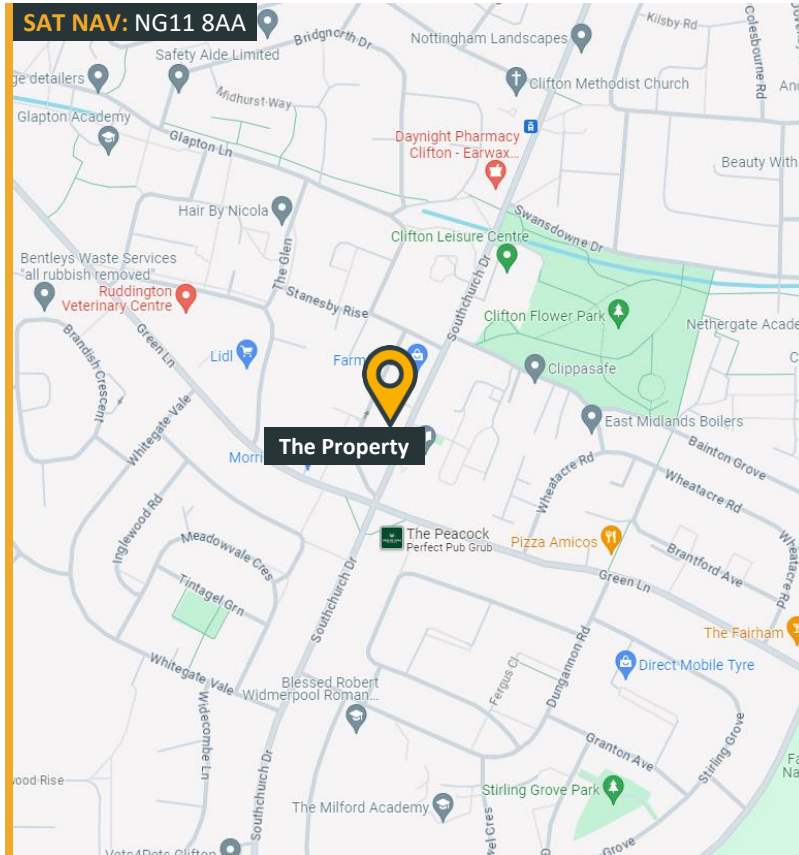
Business Rates

We understand from the Valuation Office Agency that the ground floor retail shop is assessed as follows:

Rateable Value (2023): £20,250

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2024 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

The upper floor flats are understood to be assessed for council tax independently as residential accommodation.



VAT

VAT is applicable at the prevailing rate.

EPC

A copy of the EPCs are available on request.

Legal Costs

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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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.