

## Secure ground floor retail unit in popular town centre

**Ground Floor Sales**  
**40.30m<sup>2</sup> (444.58ft<sup>2</sup>)**

- Available for immediate occupation
- Suitable for a variety of uses (subject to planning)
- Situated in a busy and popular retail parade
- Small business rates relief available for applicable businesses
- Benefitting from rear loading and delivery access
- Nearby occupiers include Betfred, Co-op Funeralcare, Dominos Pizza and Lighthouse Charity
- Quoting rent - £15,000 per annum



**TO LET**



Location



Gallery



Contact

## Location

The property is situated in the town of Stapleford, a popular suburb approximately 6.5 miles west of Nottingham.

The property is situated just off Derby Road, in an established retail parade with a variety of regional and local tenants in the vicinity including Sainsbury's Local, Betfred and Lighthouse Charity.

## The Property

The property forms part of a single storey retail parade in an 'L' shaped configuration benefitting from a large service yard to the rear. The property is well secured with the benefit of an external electric roller shutter door at the front.

Internally, the property consists of an open plan net sales area fitted with a suspended ceiling with recessed LED lighting and air conditioning alongside tiled flooring.

To the rear is a former cooling fridge coupled with a prep room however both spaces can be utilised as additional storage space.

## EPC

Please contact the marketing agents for further details.





## Accommodation

The property provides the following approximate areas:

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground floor sales	40.30	444.58
Ancillary storage	12.51	134.66
<b>Total</b>	<b>52.81</b>	<b>579.24</b>

(These measurements are given for information purposes only).

## Lease Terms

The property is available on 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:

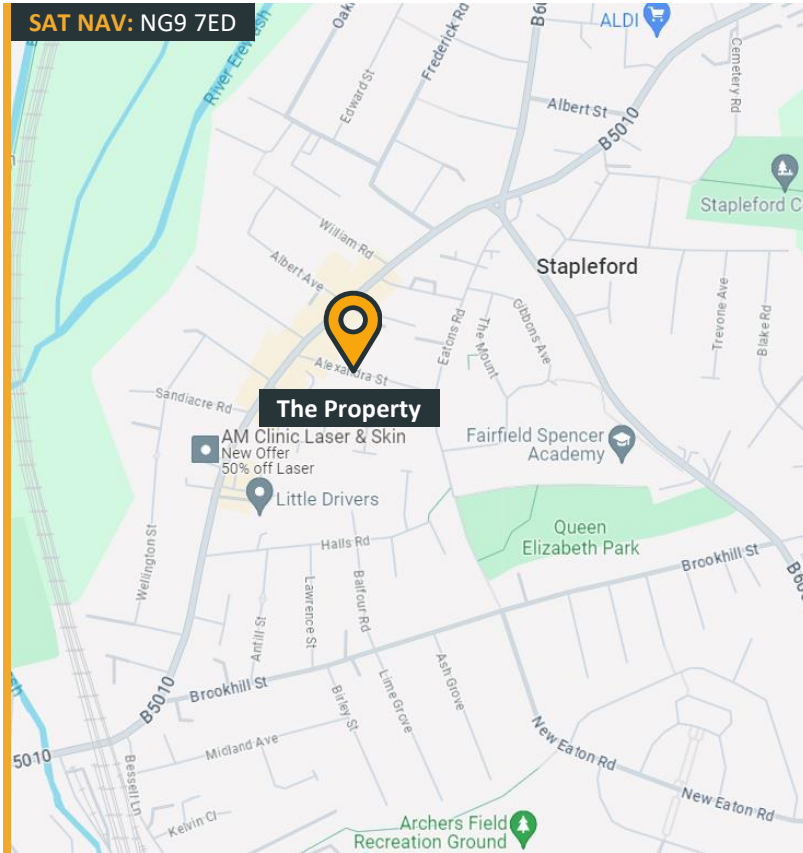
**£15,000 per annum**

## 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. This information is for guidance only and all parties should check themselves with the local planning authority.

## Estates Charge

An estates charge is administered for the upkeep and maintenance of the rear service yard.



## Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Shop & Premises  
Rateable Value (2023): £6,100

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until from 01/04/2023 to 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.

## VAT

VAT is applicable at the prevailing rate.

## 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.