

210a Southchurch Drive | Clifton | Nottingham | NG11 8AA

Prominent retail unit within popular neighbourhood parade

36.24m²
(389ft²)

- Located on a busy and popular neighbourhood shopping parade
- Tram stop located directly outside
- Small business rates relief for applicable businesses
- Nearby operators include **Birds Bakery**, **Admiral Casino**, **Greggs**, **Heron Foods** and **Cancer Research**
- Use Class E premises
- Quoting rent - £14,500 per annum



TO LET



Location



Gallery



Contact





Location



Gallery



Contact

Location

Clifton is a suburb of Nottingham with a population of 22,000, lying approximately 5 miles to the southwest 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 Birds Bakery, Admiral Casino, Greggs, Heron Foods and Cancer Research.

The Property

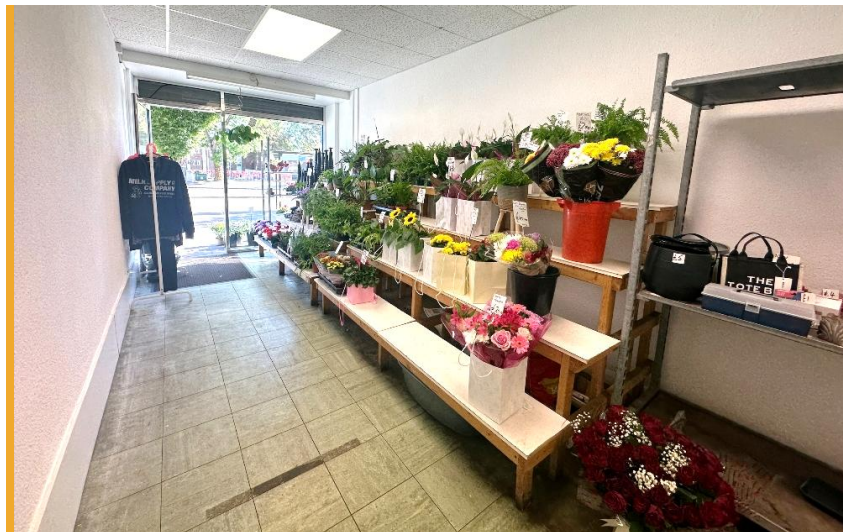
The premises comprise a ground floor retail unit with a full height glazed frontage. Internally the premises are laid out in an open plan configuration with ancillary accommodation to the rear.

Accommodation

The property provides the following approximate area:

36.24m² (389ft²)

This information is for guidance only.





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Rent

The property is available on a new lease at a quoting rent of:

£14,500 per annum

Planning

It is understood the property will fall into **Use Class E** which is suitable for: Retail Shop, Financial & Professional Services, Clinic, Office, Gym or Café/Restaurant. This information is for guidance only and all parties should check themselves with the local planning authority.

Business Rates

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

Rateable Value (RV): £9,400

UBR Multiplier: 49.9p

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (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.



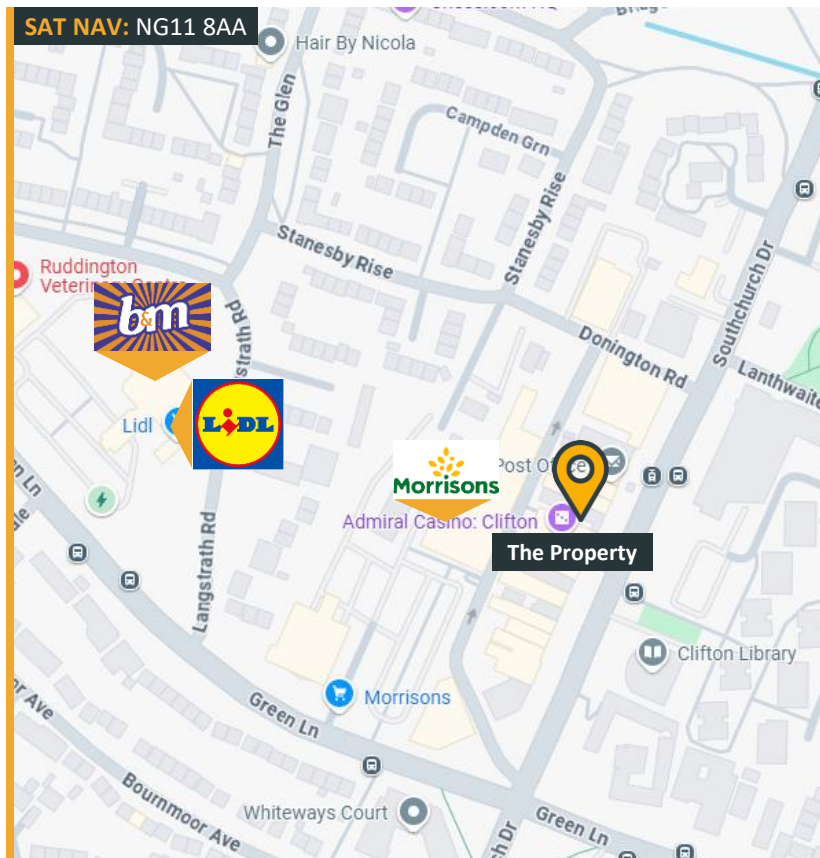
Location



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EPC

A copy of the EPC is 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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16/10/2025

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