Former showroom/industrial unit with glass facias and a large car park fronting prominent street in Watnall

349m²
(3,760ft²)

- Industrial/showroom unit
- Car parking to the front with a secure yard to the rear
- Excellent frontage onto Main Road, Watnall
- Close links to Junction 26 of the M1 motorway
- 0.31 acre site
- Rent - £36,000 per annum
- Price on application



TO LET/MAY SELL

Location | Gallery | Contact

FHP
fhp.co.uk

Location

Watnall is a village within the Borough of Broxtowe, approximately 6 miles north of Nottingham city centre and close to Kimberley. The village benefits from strong strategic road connections, lying approximately 1 mile from Junction 26 of the M1 and within close proximity of the A610, providing direct access to Nottingham, Derby and the wider East Midlands.



The Property

The property is a single storey industrial/showroom occupying a prominent roadside position on Main Road, Watnall. The property benefits from frontage to a route carrying traffic between Nuthall, Kimberley and Eastwood. Internally there is showroom accommodation to the front with offices, W/C's and a kitchenette. Externally there is workshop/storage accommodation to the rear which is secured and gated and dedicated on-site parking to the front.

The property will also be cleared internally and externally leaving an open plan showroom and tidy rear yard.





Planning

Interested parties are recommended to make their own enquiries through the local authority as regards to the planning consent. The local planning authority is Broxtowe Borough Council. It is understood it falls under Use Class E and Sui Generis.







Accommodation

The property provides the following approximate gross internal floor area:

Accommodation	M²	FT²
Ground floor showroom	244	2,620
Rear workshop/storage	105	1,140
Total	**349**	**3,760**

VAT

VAT is applicable at the prevailing rate.

EPC Rating

The Energy Performance Certificate rating is to be assessed shortly.

Identity Checks

FHP are obliged by HMRC to ensure that we have sourced and proven the identity of the purchaser. As a consequence, proof of identity and verification may be required to satisfy our legal obligations to HMRC.

Business Rates

We note from the VOA website the following :-

Description - **Car showroom and premises**
Rateable Value - **£18,250**

The current UBR is 43.2p, however, all interested parties are advised to make their specific enquiries with the local billing authority. Small business rate relief may be available, subject to confirmation from the local billing authority.



Rent

The property is available on a new lease for a term of years to be agreed at a quoting rent of:

£36,000 per annum

Price

The property is available on a freehold basis – Price on application.

Legal Costs

Each party is to be responsible for their own legal fees and all other professional costs incurred in the transaction.

Further Information

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

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10/11/2026

Please **click here** to read our "Property Misdescriptions Act". E&OE.