

MUSSON LIGGINS



CALVERTON

UNIT 2 TO LET

Self Contained
Retail Unit

£21,000

PER ANNUM EXCLUSIVE

92.45 sq m (995 sq ft)

Unit 2,
Revell Court,
Pepper Road,
Calverton,
NG14 8LJ

 0115 941 5241

 william@mussonliggins.co.uk

 mussonliggins.co.uk

GENERAL DESCRIPTION

The subject property comprises of a ground floor retail unit.



FEATURES

- ▶ SELF CONTAINED UNIT
- ▶ PROMINENT POSITION



Unit 2,
Revell Court,
Pepper Road,
Calverton,
NG14 8LJ



LOCATION

The premises are situated in Calverton, a large and well-established village approximately 7 miles north-east of Nottingham city centre, within the Gedling district of Nottinghamshire. The village has evolved into a popular commuter location, offering a range of local amenities including shops, public houses, schools, and community facilities.

Pepper Road forms part of a local commercial area on the edge of the village, providing accommodation for a range of small businesses and trade occupiers. The location benefits from good road connectivity, with convenient access to the A614 and A6097, which form part of the wider regional road network and provide onward links to Nottingham, Mansfield, and surrounding towns.

Calverton enjoys regular public transport services to Nottingham city centre, making it an accessible and established business location within the wider Nottinghamshire area.

DESCRIPTION

The property comprises a ground floor retail unit of traditional construction with brick clad elevations beneath a flat roof.

Internally, the unit provides open plan retail space together with ancillary facilities including a modern kitchen and a disabled WC.

Externally, the property benefits from off-road car parking located to the front of the unit.

2 Revell Court	M ²	Ft ²
Total Area	92.45	995





BUSINESS RATES

Rateable Value: **£15,750**
From 1 April 2026: **£20,250**

This is not the amount you will pay. Budget figures are available from the Agents.

For further information on Rates Payable and Small Business Rates Relief contact Gedling Borough Council.

PLANNING

We understand that the property has Planning Consent for its existing use.

For further information, please contact Gedling Borough Council.

EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the building's Energy Performance Certificate can be obtained from the Agents .

TERMS

The premises are available To Let by way of a New Lease on terms to be agreed

RENT

£21,000 (Twenty One Thousand Pounds) Per Annum Exclusive

SERVICES

We understand that mains electricity, water and drainage are connected to the premises.

However, we recommend that interested parties contact the relevant service providers to confirm this.

VAT

Prices are quoted exclusive of Value Added Tax (VAT).

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

CONTACT

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William Cowley
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MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

MUSSON LIGGINS



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At Musson Liggins we aim to deliver a personal and professional service you can trust, with clear, practical advice and guidance.

Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.



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WILL COWLEY
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