

TO LET

LOCK UP RETAIL / OFFICE / STORE

OFF FOREST ROAD

NEW OLLERTON

NOTTS

NG22 9QT



- *165 sq ft (15.3 sq m)*
- *Self Contained*
- *Flexible Leasing Available*

SITUATION

Centrally located just off the retail parade of Forest Road at its junction with Rufford Avenue in New Ollerton.

The unit is located to the rear of Chadwells Estate Agents and the Tattoo Studio.

DESCRIPTION

Lock up unit with potential for various alternative uses, subject to planning.

There is currently a toilet outside

ACCOMMODATION

165 sq ft (15.3 sq ft).

01636 815808

www.mathiasperry.co.uk

North Muskham Prebend, Church Street, Southwell, Nottinghamshire, NG25 0HQ

RENT

£4,000 per annum exclusive.

LEASE

The property is available on the equivalent of a new three year internal repairing and insuring lease agreement contracted out of the landlord and tenant act, plus a fair contribution to the shared entrance and exterior. Alternative lease lengths will be considered subject to discussion with the agents.

OUTGOINGS

From an inspection of the 2023 rating list on the Valuation Office Agency Internet Site, the property is described as shop and premises.

Rateable Value: £2,100

The business rate poundage figure for the year commencing 01.04.24 is 0.498. We have not made any enquiries as to whether any transitional arrangements exist and potential occupiers must make their own enquiries to verify the assessment provided.

The property should benefit from small business rates relief and enquiries should be made direct with Newark & Sherwood District Council,

LEGAL COSTS

The ingoing tenant will contribute £600 plus VAT towards the cost of preparing the new lease.

REFERENCES & DEPOSIT

The successful tenant will need to provide a satisfactory bank reference, accountant and two trade references, plus if appropriate a previous landlord, for approval, together with £1,500 that will be held as a deposit.



SERVICES

We are advised that mains water, drainage, electricity and gas are connected to the property.

ANTI-MONEY LAUNDERING LEGISLATION

The Money Laundering Regulations require us to formally identify parties to a transaction. Interested parties will be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

EPC

The EPC report is available on request.

VIEWING

Strictly by prior arrangement with the joints agents:-

Mathias Perry
T: 01636 815808



MISREPRESENTATION ACT

Mathias Perry for themselves and for the vendors/lessors of this property whose agents they are take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and are for guidance only. These particulars do not constitute an offer or contract and members of the agents firm have no authority to make any representation or warranty in relation to the property. All prices and/or rents are quoted exclusive of VAT, rates and other outgoings.

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