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KEYWORTH

89 WOLDS DRIVE

TO LET

Ground Floor

Retail Unit

794 sq ft (73.81 sq m)

£12,000

PER ANNUM EXCLUSIVE



89 Wolds Drive,
Ground Floor,
The Parade,
Keyworth,
NG12 5FT



0115 941 5241



william@mussonliggins.co.uk



mussonliggins.co.uk

GENERAL DESCRIPTION

Ground floor retail unit located on The Parade, Keyworth.



FEATURES

- ▶ FREE PARKING NEARBY
- ▶ GLASS FRONTAGE
- ▶ EXISTING REFRIGERATED DISPLAY COUNTERS



89 Wolds Drive,
Ground Floor,
The Parade,
Keyworth,
NG12 5FT



LOCATION

The subject property is situated on Wolds Drive, forming part of The Parade, the principal retail and commercial parade serving the village of Keyworth. The premises sit within an established mix of independent retail and service occupiers.

Keyworth is a large and well-established village in the Rushcliffe borough of Nottinghamshire, positioned approximately 6 miles to the south-east of Nottingham city centre.

Although not directly on a major road, the village benefits from good connectivity, with easy access to the A606 Melton Road, the A46 (Fosse Way) a short distance to the east, and the A60 Loughborough Road to the west, all providing onward links to Nottingham, the wider East Midlands conurbation and the motorway network.

The Parade benefits from a pedestrian-friendly, block-paved setting with on-street and nearby parking, generating a steady level of passing trade and footfall from the established village population.

DESCRIPTION

The property comprises a ground floor retail unit forming part of a mixed-use parade. The unit benefits from a full-width glazed display frontage with retractable awning directly onto The Parade.

The main retail sales area consists of timber-panelled walls, tiled flooring, with ceiling-mounted air conditioning, together with a run of refrigerated display counters that can be left if the new tenant wishes.

To the rear of the sales area is a preparation and kitchen area, along with access to a walk in cold store and to the rear yard.

ACCOMMODATION

89 Wolds Drive	Sq M	Sq Ft
Total	73.81	794



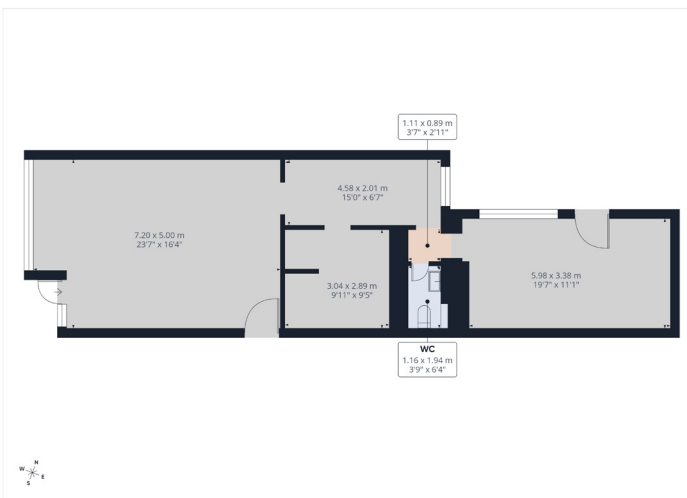
info@mussonliggins.co.uk



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BUSINESS RATES

The ratable value is: **£9,700.**

This is not the amount you will pay.

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

RENT

£12,000 (Twelve Thousand Pounds) per annum exclusive

PLANNING

Interested parties should satisfy themselves that the use of the building is sufficient to their purposes.

For further information, please contact Melton Borough Council.

EPC (ENERGY PERFORMANCE CERTIFICATES)

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

TENURE

The premises are available on a new lease on terms to be agreed.

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.

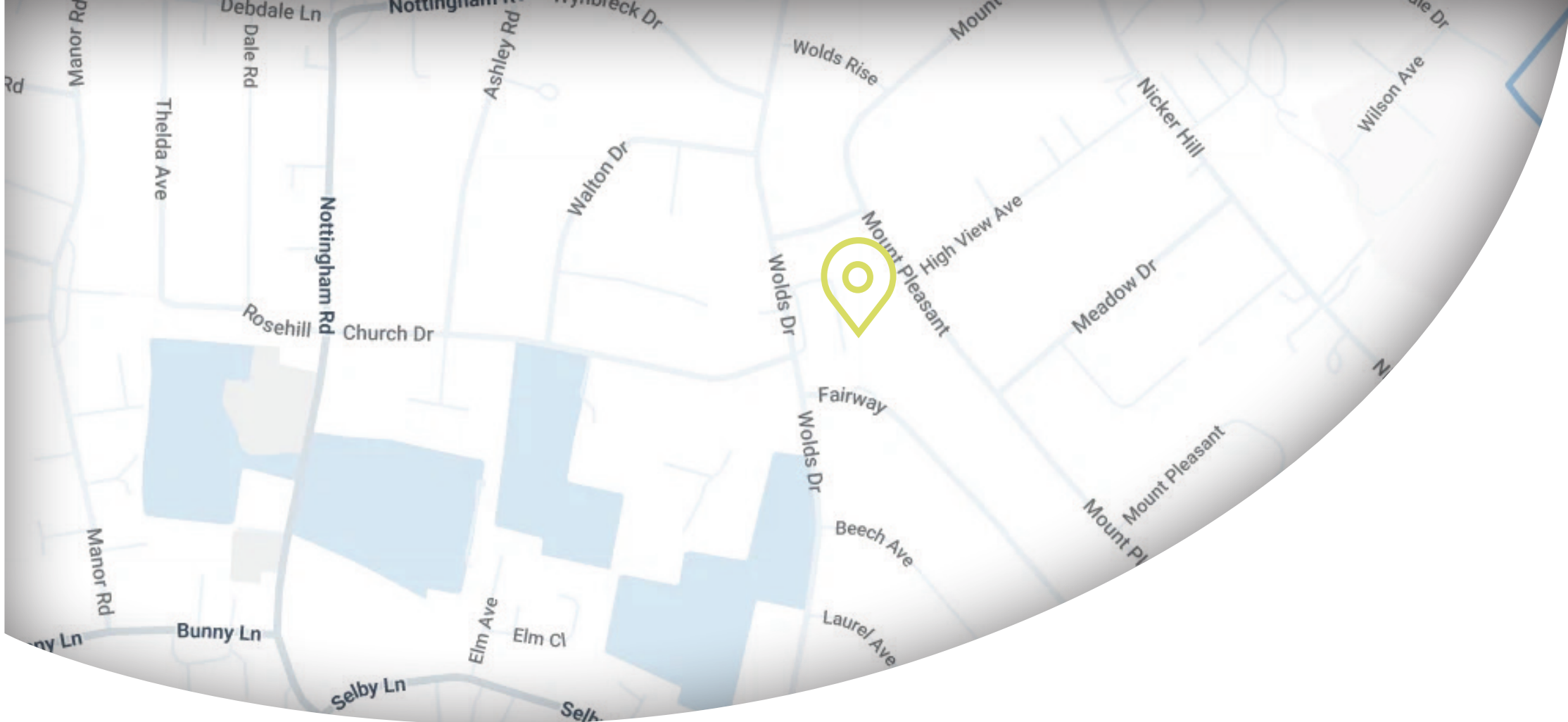
VIEWING

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

CONTACT

William Cowley

William@mussonliggins.co.uk



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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Beeston, Nottingham NG9 2PA



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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.



WILL COWLEY
APPRENTICE SURVEYOR

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 **[mussonliggins.co.uk](https://www.mussonliggins.co.uk)**