

TO LET

£9,000 Plus VAT Per Annum

226-228, Southchurch Drive, Clifton, Nottingham, NG11 8AA



- Popular Neighbourhood Shopping Parade
- New Lease Immediately Available
- Suitable For a Variety Of Uses
- Nearby Occupiers Include Gregs and Boots
- Tram Stop Located Directly Outside
- EPC - D
- Well Presented
- NIA - 42 sq m (495 sq ft)

Wellington House
Wellington Circus
Nottingham
NG1 5AL

0115 784 3525

www.commerciallist.co.uk



**Commercial
List**



LOCATION

The subject property is located with a frontage to Southchurch Drive, one of the main roads through the centre of Clifton, a predominantly residential location in Nottinghamshire and is situated within an existing retail parade.

Also within close proximity to the subject property is East Midlands Airport, East Midlands Parkway and Nottingham Trent University Clifton Campus.

Clifton has relatively good transport links with the City and surrounding areas. Clifton is on the A453 road which is the main connection between Nottingham and the M1 Motorway South.

Furthermore, the widening of the A453 links Clifton and Nottingham to junction 24 of the M1 Motorway at Kegworth. The property is situated within a mixed retail / commercial area incorporating a substantial residential base.

DESCRIPTION

The subject property comprises the first floor of a mid-terraced three-storey property, originally constructed circa 1970s as part of a neighbourhood shopping parade.

The wider property is of brick construction, beneath a flat roof covering, incorporating a flat roof to the rear elevation. The subject property comprises of a first floor space previously used as a hair salon and is accessed via a ground floor entrance off Southchurch Drive. The property benefits from a kitchen and shower room.

ACCOMMODATION

We have been informed that the approximate net internal floor area is as follows;

Total NIA - 42 sq m (495 sq ft)

SERVICES

We understand that mains gas, electricity, water and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Commercial List and prospective lessees must rely on their own investigations as to their existence and condition.

TOWN AND COUNTRY PLANNING

The property has an established use as a hair and beauty salon under what was Class A1 of the Town & Country Planning (Use Classes) Order, now re-classified as Use Class E (Commercial, Business and Service). Interested parties are to ensure that their intended business activities are lawful and in line with the planning permission granted on the property by making direct enquiries of Nottingham City Council's planning department, 0115 915 5555.

RATES

Charging Authority: Nottingham City Council

Description: Hairdressing salon and premises

Rateable Value: £11,000 (due to increase to £14,750 with effect from 01/04/26)

UBR Multiplier: 49.9p

TERMS

The premises are available to let for a term of years to be agreed on an effective full repairing and insuring basis to include a rent review. Please note the lease will be contracted outside the Landlord and Tenant Act 1954.

A security deposit shall also be required. Please contact the joint sole agents for more information on the lease terms and the Landlord's Letting Policy.

RENT

£9,000 plus VAT per annum. Exclusive of buildings insurance and utilities.

EPC

Energy rating - D

VAT

We understand that VAT is payable on the rent.

CONTRACT AND TENANCY SET UP FEE

The incoming tenant shall be liable for the contract and tenancy set-up fee, which is £1,000.

VIEWING

For an appointment to view or for further information, please contact the joint sole letting agents;

Commercial List

e: enquiries@commerciallist.co.uk t: 0115 784 3525

or

Landa Associates

e: info@landaassociates.co.uk t: 0115 772 2525

AGENT NOTES

Please note, by submitting an enquiry regarding this property you agree that we may send your details to the freeholder / landlord / managing agent of this property so they may contact you in order to answer any questions or arrange a convenient viewing time. Furthermore, these Particulars are believed to be correct, but their accuracy cannot be guaranteed, and they do not constitute an offer or a contract.





IMPORTANT NOTICE – Commercial List for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given by the vendor or lessor in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Commercial List has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Commercial List, nor enter into any contract on behalf of the vendor.
4. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.
5. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

PLEASE NOTE: by submitting an enquiry regarding this property you agree that we may send your details to the landlord of this property so they may contact you in order to answer any questions if necessary, or arrange a convenient viewing time.