

TO LET

£2,425 Per Calendar Month

Unit 1, 1 Mount Street, New Basford, Nottingham, NG7 7FN



- Industrial Unit / Garage
- GEA - 222 sq m (2,389 sq ft)
- Ideal For Motor Trade
- Excellent Transport Links
- Large Forecourt
- GIA - 66.44 sq m (715 sq ft)
- Prominent Roadside Frontage
- 2x Two Post Lifts Included

Wellington House  
Wellington Circus  
Nottingham  
NG1 5AL

0115 784 3525

[www.commerciallist.co.uk](http://www.commerciallist.co.uk)



**Commercial  
List**



## LOCATION

The unit is accessed from Mount Street along North Gate, approximately 2 miles from Nottingham city centre. The wider area is of mixed use comprising a variety of residential, shops, commercial units and eateries. The property benefits from excellent transport links with the A6514 and A60 close by.

Nottingham is a vibrant city in the East Midlands located approximately 110 miles north of London, 33 miles south of Sheffield and 45 miles north-east of Birmingham.

## DESCRIPTION

The unit is of traditional brick construction and comprises a main open plan workshop area with kitchen and W.C to the rear. Externally, there is a large forecourt to the front providing ample parking, making it ideal for motor traders / car sales. The property benefits from a prominent roadside frontage, two roller shutter doors, alarm system and 2x two post car lifts installed.

Please note the property would be suitable for a variety of different uses, subject to the necessary planning consents.

## ACCOMMODATION

We have calculated the approximate areas to be as follows;

Total gross internal area - 66.44 sq m (715 sq ft)

Total gross external area - 222 sq m (2,389 sq ft)

TOTAL - 288.44 sq m (3,104 sq ft)

## SERVICES

We understand that 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.

## BUSINESS RATES

From enquiries made through the Valuation Office website, we understand that the following rating assessment applies;

Rateable value: tbc

Interested parties should make their own enquiries as to the amount of rates payable.

## TERMS

The unit is available TO LET on a new full repairing and insuring lease for a term to be negotiated at an asking rent of £2,425 per calendar month. Please note that a service charge of £75 per calendar month is payable on the estate.

## EPC

Energy rating - tbc

## VAT

We understand that VAT is not payable on the rent.

## CONTRACT & TENANCY SET UP FEE

The incoming tenant shall be liable for the contract and tenancy set-up fee, which is £1,695.

## VIEWING

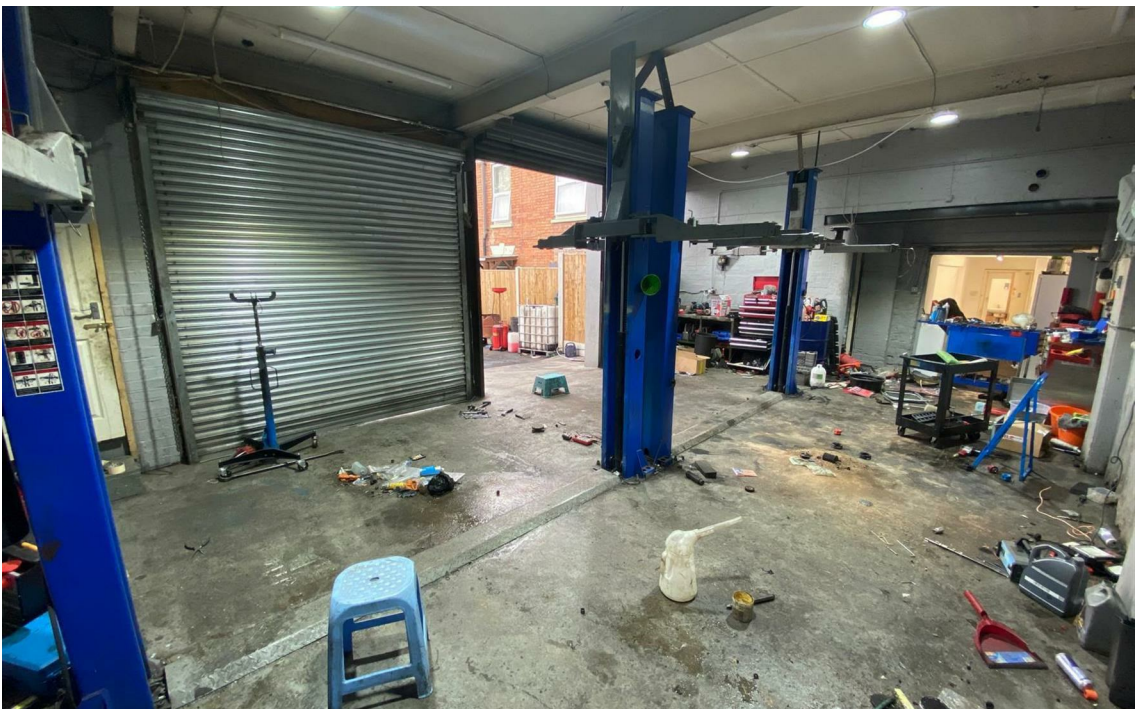
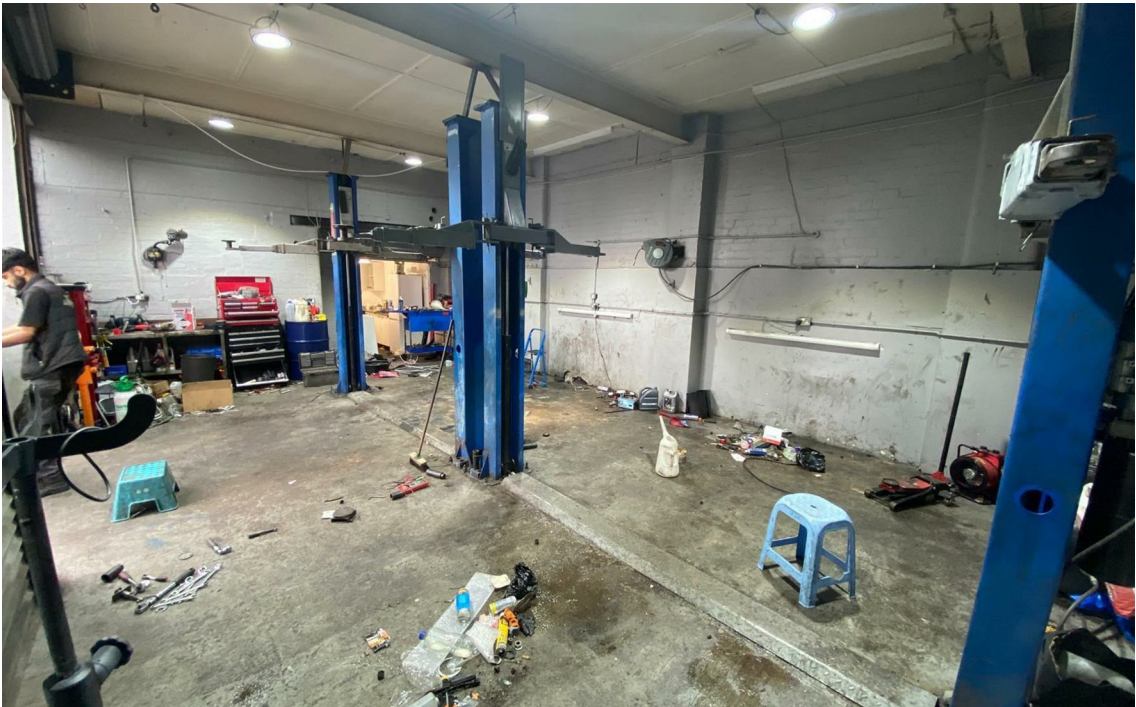
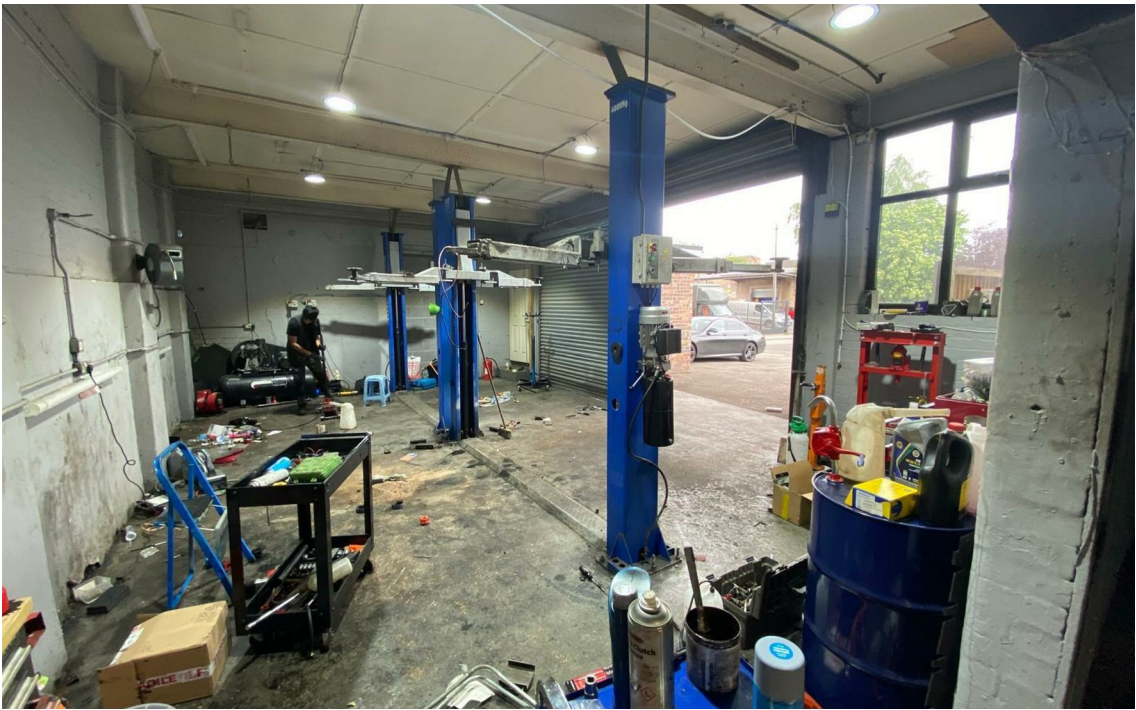
For an appointment to view or further information please contact;

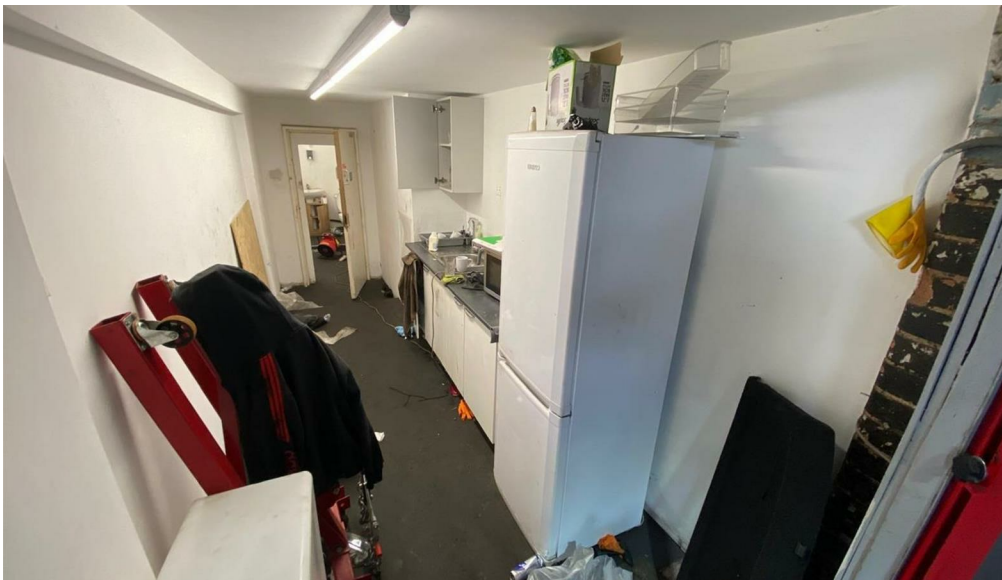
Commercial List

e: [enquiries@commerciallist.co.uk](mailto:enquiries@commerciallist.co.uk) t: 0115 784 3525.

## 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.