



TO LET

229-231 RADFORD ROAD

NOTTINGHAM NG7 5GU

33.73 sq m (363 sq ft)

Retail opportunity in prominent position on Radford Road

- High street frontage
- Busy thoroughfare with high footfall
- Great transport links and connectivity
- Strong community of independent retailers
- Suitable for a variety of uses
- Call to arrange a viewing!



NG Chartered Surveyors

Roseway House | Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG





LOCATION

The property is prominently situated on Radford Road, a busy and well-established commercial location approximately one mile north of Nottingham city centre. The area benefits from excellent visibility and strong footfall, with a mix of national and independent retailers, food outlets, and local services nearby.

Radford Road is a key arterial route, providing convenient access to the city centre, Nottingham's ring road, and wider transport links. The property is also well-served by frequent bus and tram connections.

DESCRIPTION

The property comprises a well-presented office suite with modern glass-partitioned layout, creating both private and open-plan workspace areas. The accommodation benefits from good natural light, wood-effect flooring, and a reception area. Supporting facilities include a fitted kitchen, one staff toilet, and an additional small kitchenette, providing convenience for daily operations.

To the rear, there is access to a small shared yard via double French doors, offering useful external space.

The suite is ideally suited for professional services, consultancy, or similar office-based occupiers but could be available for a variety of uses.

ACCOMMODATION

Measured on a Net Internal Basis, we calculate the floor areas to be:

	SQ M	SQ FT
Sales Area	33.73	363
TOTAL NIA	33.73	363

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

SERVICES

Mains supplies of electricity, water and drainage are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

EPC

The property has an EPC rating of 79 falling within Band D.

TOWN & COUNTRY PLANNING

We understand the property has an established consent for uses falling within Class E (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order revised 2020.

BUSINESS RATES

Charging Authority:	Nottingham City Council
Description:	Shop & Premises
Rateable Value:	£14,500
Period:	2025/26

TENURE

The property is available by way of a full repairing and insuring lease for a term of years to be agreed.

RENT

£20,000 per annum.

VAT

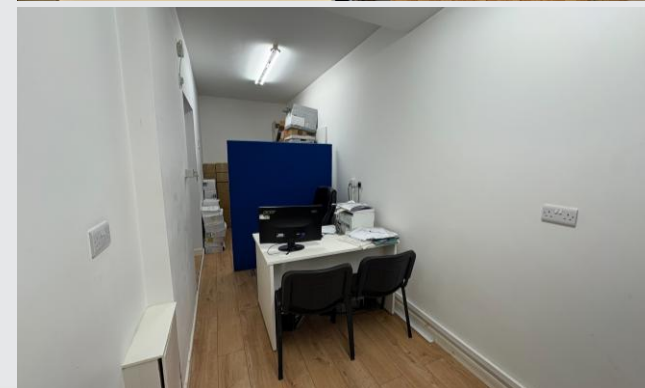
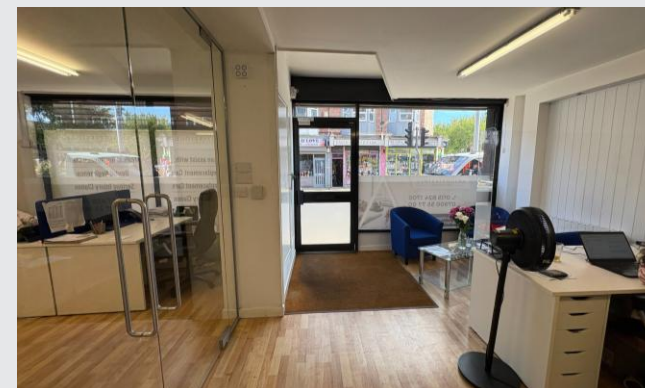
VAT is not applicable.

LEGAL COSTS

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

OUR ANTI-MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful tenant.



SUBJECT TO CONTRACT

Viewing: By prior appointment
with the sole agents.

ALICIA LEWIS
07517-905795
alicia@ng-cs.com

CHARLOTTE STEGGLES
07954-996197
charlotte@ng-cs.com

PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph(s) depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.