

9 Radcliffe Road | West Bridgford  
Nottingham | NG2 5FF

## Prominent Arterial Road Retail Unit

28m<sup>2</sup> (302ft<sup>2</sup>)



- Fronting busy arterial road with daily traffic flow of approximately 17,000 vehicles
- Situated in close proximity to the City Ground and Trent Bridge
- Nearby occupiers include Dominos, Palmers of Trent Bridge, Laithwaites and The Fire Place Centre
- Rent £8,750 per annum



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**To Let**



## Location

West Bridgford is one of Nottingham's most popular and affluent suburbs, with residents being a mixture of families, young professionals and students.

The property occupies a prominent position on Radcliffe Road which is a main arterial route connecting the A52 to Nottingham city centre through West Bridgford.

Radcliffe Road is home to a number of independent, regional and national retailers, restaurants and takeaways which include SieMatic, Palmers of Trent Bridge, John A Stephens Builders Merchants, McDonalds, Dominos, Laithwaites, Bathstore and Feather and Black.

The property is located close to Trent Bridge and the City Ground and therefore benefits from strong match day footfall.

## Accommodation

The premises comprise of a ground floor lock up retail shop with remote toilet facilities providing the following accommodation:-

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	28	302

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).



## Lease Terms

The premises are available by way of a new lease for a term of years to be agreed on an effectively full repairing and insuring term subject to 5 yearly rent reviews.

## Rent

The property is available at a rent of:-

**£8,750 per annum**

## Planning

We understand that the property benefits from planning consent for:-

**A1 (retail)**

## Business Rates

We are verbally advised by Nottingham City Council Business Rates Department that the premises are assessed as follows:-

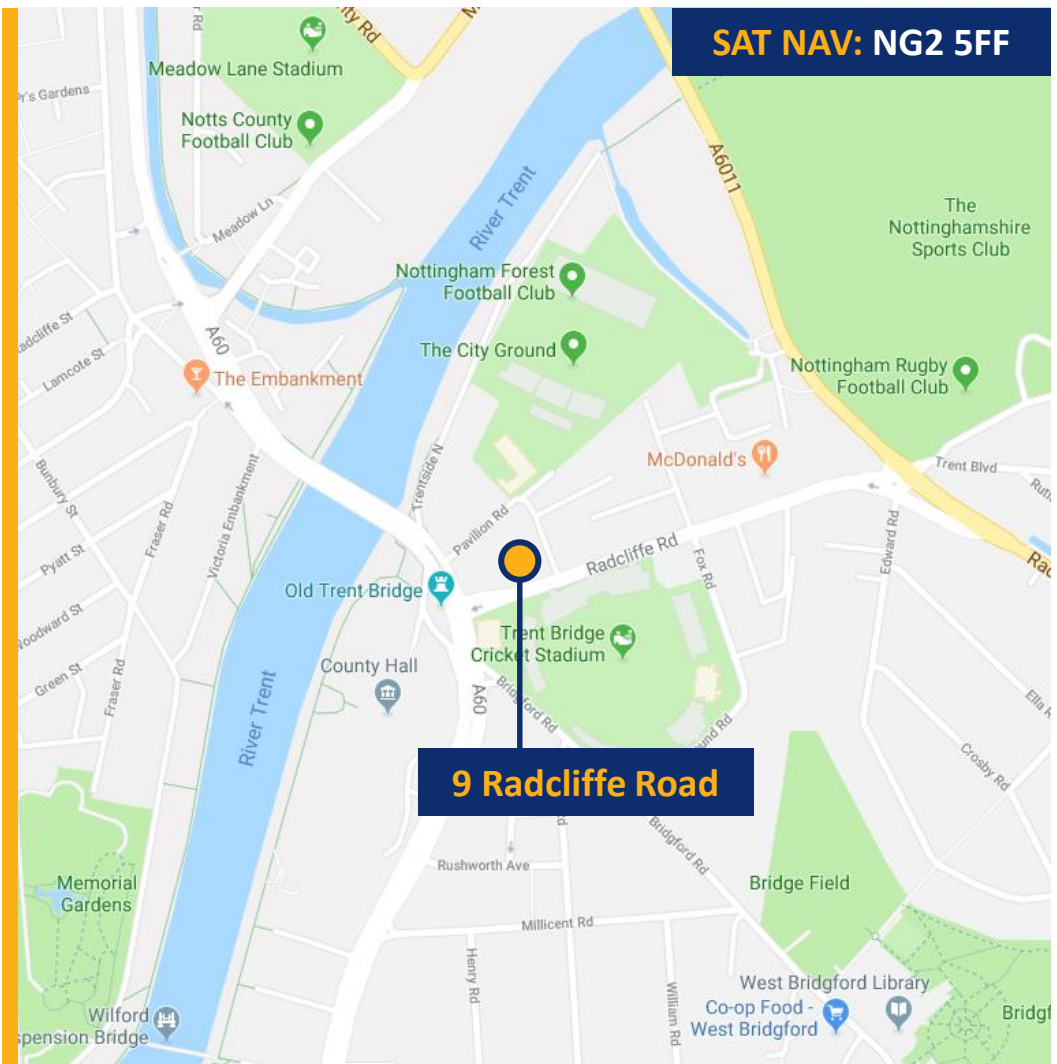
**Rateable Value 2017: £5,000**

The current UBR is 48.0p. However, all interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of transitional phasing implications.

## Legal Costs

Each party is to be responsible for their own legal fees incurred in connection with this transaction.

**SAT NAV: NG2 5FF**



**For further information or to arrange to view please contact:**

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