



## TO LET/FOR SALE : RETAIL UNIT

Former NatWest Bank, 536 Valley Road, Basford, Nottingham, NG5 1FL

### LOCATION

Basford is a northern suburb of Nottingham, located approximately 2.5 miles from the city centre. It benefits from direct tram and bus links into Nottingham city centre.

### PROPERTY

The subject property is situated on Valley Road, at the junction with Nottingham Road. Nearby occupiers include **McDonalds**, **Tesco**, **Fiat**, **Toyota**, **Sainsbury's** and **Aldi supermarket**. Access is via the main entrance on Valley Road, with two further access points at the rear of the property.

The property benefits from six designated parking spaces in the courtyard at the rear of the property. The premises comprise a ground floor retail unit, along with a range of smaller offices, WCs, and storage areas across the additional levels.

### ACCOMMODATION

The property comprises the following approximate internal floor areas:

	sq.m	sq.ft
Ground Floor	232	2,501
Basement	83	897
First Floor	101	1,084
<b>Total</b>	<b>416</b>	<b>4,482</b>

For further information or to arrange a viewing please contact **BOX Property**

**Frankie Labbate**  
frankie@boxprop.co.uk  
07930 406 727

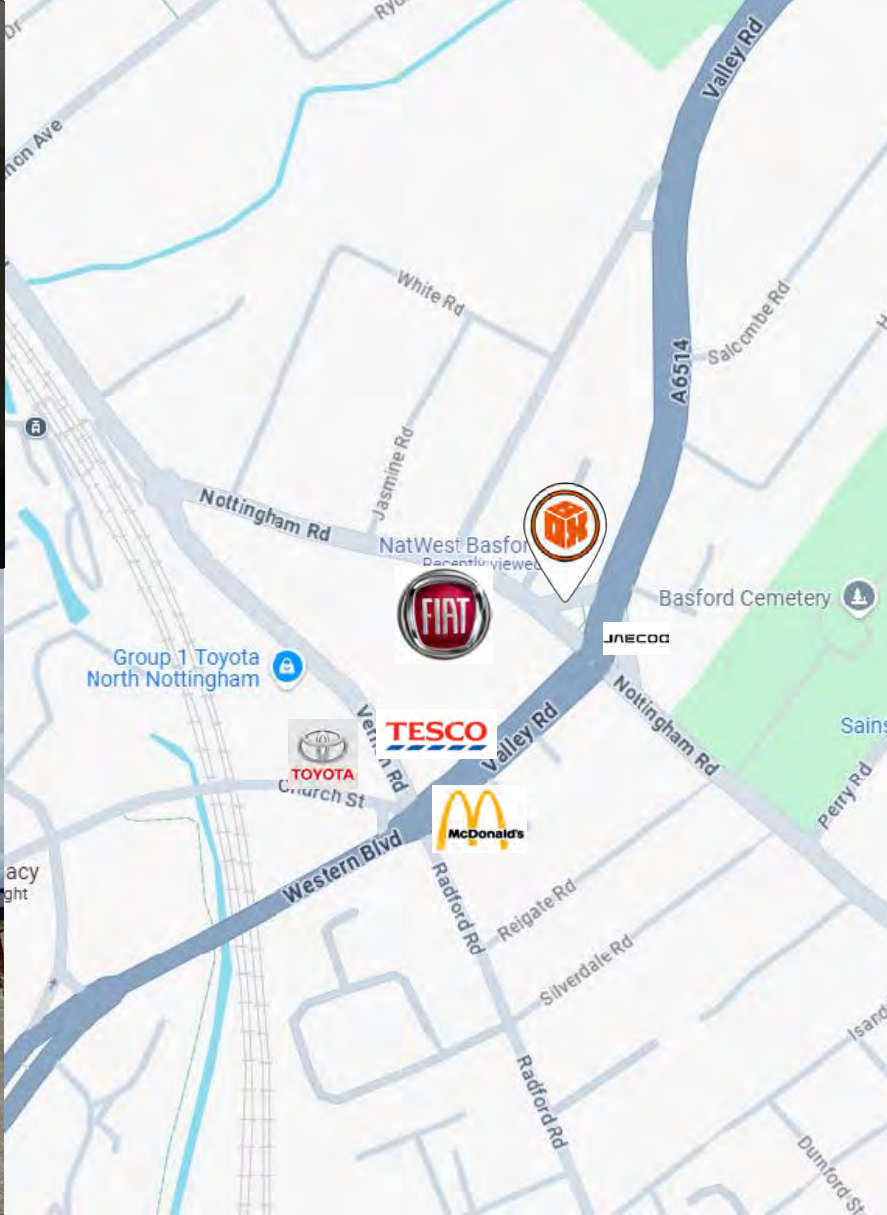
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Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT



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### TENURE

The property is available to buy for the purchase price below or to let by way of a new effectively full repairing and insuring lease for a term to be agreed.

### PRICE

£450,000.

### RENT

£40,000 per annum.

### BUSINESS RATES

The Tenant/ Purchaser will be responsible for the payment of business rates to the Local Authority. Please contact Nottingham City Council Rating department for further information.

### INSURANCE

The Insurance charge for the current financial year is available upon request.

### PLANNING

We understand the property benefits from planning consent for the following uses: Class E (Commercial, Business and Services use)

[This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority].

### LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in connection with this letting/sale.

### VAT

All sums quoted exclusive of VAT if applicable.

### ENERGY PERFORMANCE CERTIFICATE

Available upon request.

### VIEWING

Viewing is available by appointment with the sole agents.

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