



TO LET : RETAIL UNIT

1-3 Russell Drive, Wollaton, Nottingham, NG8 2BA

LOCATION

The premises are located on the south side of Russell Drive, approximately 2.5 miles west of Nottingham City Centre. The premises occupy a highly visible and prominent corner position on the junction of **Russell Drive** and **Wollaton Road**, opposite the entrance to the famous **Wollaton Hall Deer Park**.

The site is located adjacent to the popular Russell Drive retail parade and directly opposite **The Wheelhouse Pub**. The surrounding area is predominantly affluent residential dwellings with occupiers within the vicinity including **Mr Mans**, **The Wollaton Pub**, **The Wollaton Fish Bar**, **Co Op** and **Legends Barbers**.

ACCOMMODATION

The premises provides the following accommodation:

	sq.m	sq.ft
Ground Floor Unit 1	44	474
Ground Floor Unit 2	33	363
First Floor Office / Showroom	76	818
Total	153	1,655

CAR PARKING

There is customer car parking on site for 14 vehicles.

LEASE

The units are available on a leasehold basis, for a term of years to be agreed.

RENT

The rent payable is:

	Per annum
Ground Floor Unit 1	£15,000
Ground Floor Unit 2	£12,000
First Floor Office / Showroom	£10,000

The rent will be payable quarterly in advance.

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

Frankie Labbate
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BUSINESS RATES

The Tenant will be responsible for the payment of business rates to the Local Authority.

The business rates will be reassessed upon occupation.

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.

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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