



TO LET : FULLY FITTED RESTAURANT / TAKEAWAY

75 Melton Road, West Bridgford, Nottingham NG2 6EN

LOCATION

West Bridgford is Nottingham's most affluent suburb home to a variety of operators including The Botanist, Giggling Squid, Wagamama, Oliver Bonas, Pizza Express, Cafe Nero and Cote Brasserie to name a few.

The subject property is located on Melton Road, opposite to a **Sainsbury's** convenience store and petrol station. The surrounding area is high quality residential properties with operators in the immediate vicinity including **Papa John's, The Refinery, Indian Nights, Acorn Windows, Birds Bakery, Brumpton Butchers,** and **Hambleton Bakery.**

SITUATION

The property is offered to the market on a new lease subject to vacant possession.

PROPERTY

The property provides a well presented and decorated takeaway premises which has been fit out recently to a high standard providing the following approximate accommodation:

Ground Floor

First floor

sq.m

107

sq.ft

1,152

3 Bedroom apartment

The property also benefits from a rear yard suitable for waste storage and loading / off street parking at the front of the premises.

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

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

Ben Tebbutt
ben@boxprop.co.uk
07930 406 608

boxprop.co.uk
01157 844 777
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Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT



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LEASE

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

RENT

£36,000 per annum

BUSINESS RATES

The Tenant will be responsible for the payment of business rates to the Local Authority. The premises have been assessed for rating purposes as follows:

Rateable Value (2023) £14,500.

UBR (2023/2024) 49.9p.

Rates Payable (2023/2024) £7,236.

LEGAL COSTS

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

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).

VAT

All sums quoted exclusive of VAT if applicable.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VIEWING

Viewings is available through the sole agents, BOX Property only. Contact details below.

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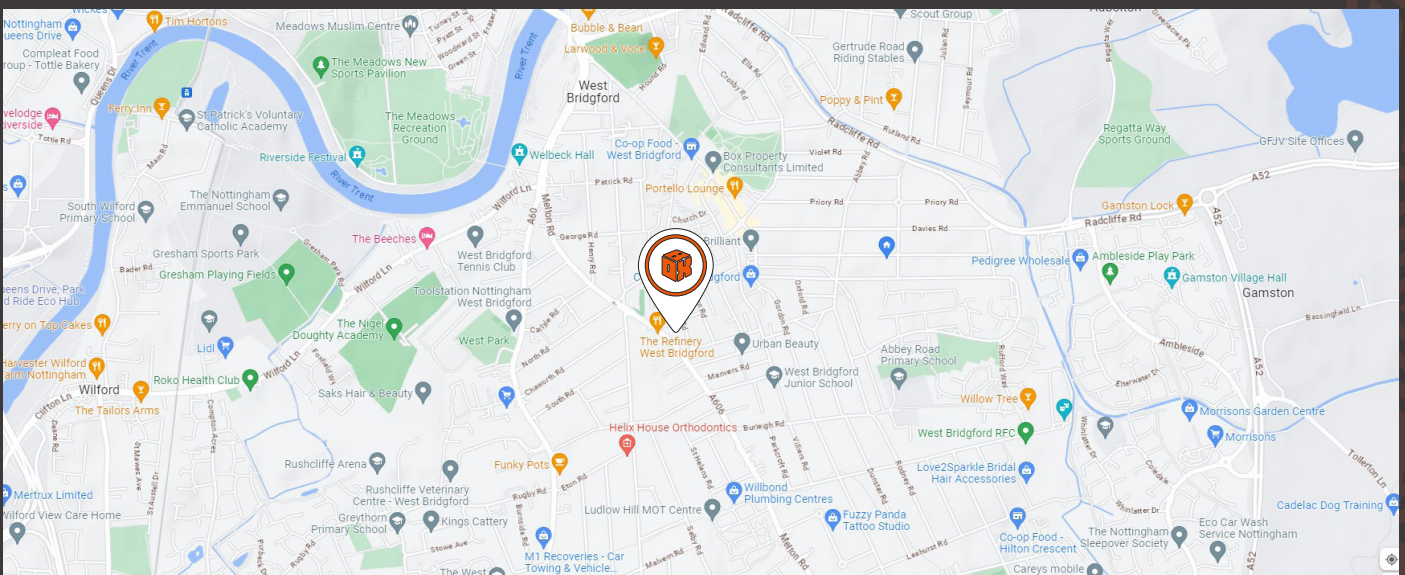


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IMPORTANT NOTICE

Box Property give notice that: These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Box Property or the vendor/lessor. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. Any intending purchaser/lessor must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor/lessor does not make or give and neither Box Property or any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Every care has been taken in the preparation of these particulars, but their accuracy cannot be guaranteed. All properties are offered subject to contract and availability.

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