



## TO LET : RETAIL / OFFICE UNIT

Fountain Court, Gordon Road, West Bridgford, Nottingham NG2 5LN

### LOCATION

West Bridgford is Nottingham's most popular and affluent suburb lying approximately 2 miles south of Nottingham City Centre, in the borough of Rushcliffe.

The subject property is located in a prominent corner position fronting Gordon Road on the established commercial parade in the vibrant location of **West Bridgford**. The road provides easy access to the ring road (A52 and A453) and is a stones throw away from **Central Avenue** which offers a plethora of amenities and boasts some of the region's major sporting attractions.

Nearby occupiers include **Beauty Temple, No8 Delicatessen, Doughnotts, UCHI, Marks and Spencer, JoJo Maman Bebe, Boots, Portello Lounge, TSB Bank, Timpson, White Rabbit Teahouse, Fordes, 200 Degrees Coffee** and **Wagamama**.

### ACCOMMODATION

The property comprises the following approximate internal floor areas:

	sq.m	sq.ft
Ground Floor Retail / Office	90	969

### TENURE

The property is held on an existing effective FRI lease for a period of 10 years, from November 2019. The rent passing is £30,000 and a rent review is due in November 2024.

The lease is inside the Landlord and Tenant act. The property is available by way of assignment or sub letting.

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



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### RENT

£30,000 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) £23,250

UBR (2023/2024) 49.9p.

Rates Payable (2023/2024) £11,601.75

### SERVICE CHARGE

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

### INSURANCE

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

### ENERGY PERFORMANCE CERTIFICATE

The EPC 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.

### VAT

All sums quoted exclusive of VAT if applicable.

### VIEWING

Viewing is available by appointment with the sole agents.

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**IMPORTANT NOTICE**

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[office@boxprop.co.uk](mailto:office@boxprop.co.uk)

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