

NEW RETAIL DEVELOPMENT

ONE UNIT REMAINING

Trowell Road, Wollaton, Nottingham, NG8 2DF

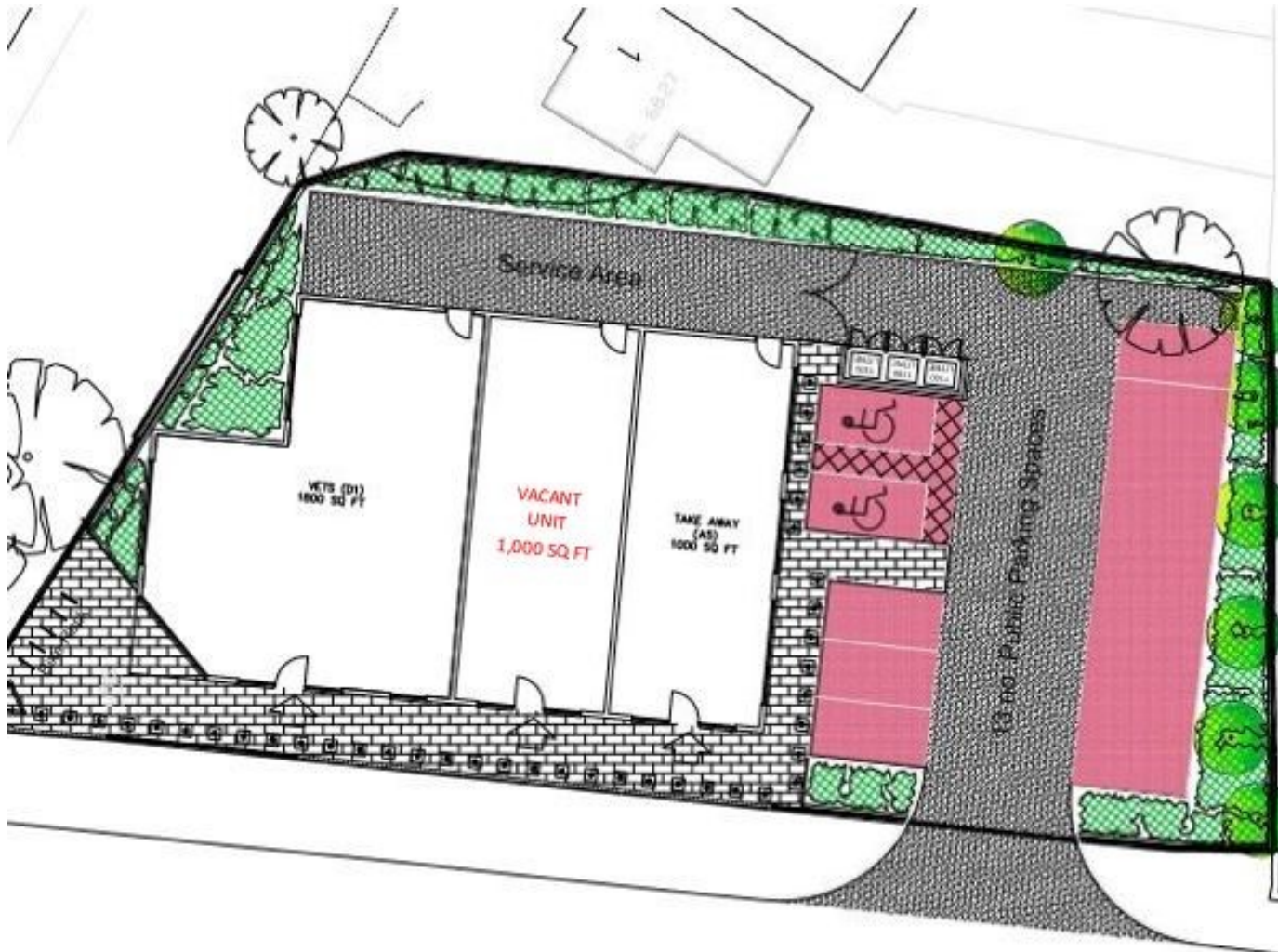
- 2 units already let to Papa Johns and Scarsdale Vets
- Prime roadside opportunity
- Suitable for a variety of uses including A1/A3/A5/D1 (STP)
 - 13 car parking spaces
- Ready for occupation Summer 2018
- Nearby occupiers include Waitrose, Shell, Lloyds Pharmacy and The Co-operative



Brand New Retail Unit To Let
1,000 sq ft

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Location

The units will be situated on the western edge of Nottingham, approximately 3.3 miles from Nottingham City Centre.

The property is situated within close proximity to numerous transport links, with easy access to the M1 Southbound.

Surrounding occupiers include Waitrose, Shell, Lloyds Pharmacy and The Co-operative.

Description

This exciting development will comprise of 3 brand new retail units with frontage onto Trowell Road.

The units will benefit from a dedicated service area to the rear. Papa Johns will occupy the unit on the right hand side with Scarsdale Vets occupying the larger end unit to the left. Externally there are 13 car parking spaces, inclusive of two disabled spaces, providing an attractive ratio of 1:292 sq ft.

Description	Sq ft	Sq M
Unit B	1,000	92.9
Total	1,000	92.9

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Planning

We understand that the premises currently has no use class allocated, however the unit will be suitable for A1/A3/A5/D1 (STP) of the Town and Country Planning (Use Classes) order 1987. Interested parties are advised to make their own enquiries to the local planning authority.

EPC

To be assessed.

VAT

VAT will be charged at the prevailing rate unless stated otherwise.

Legal Costs

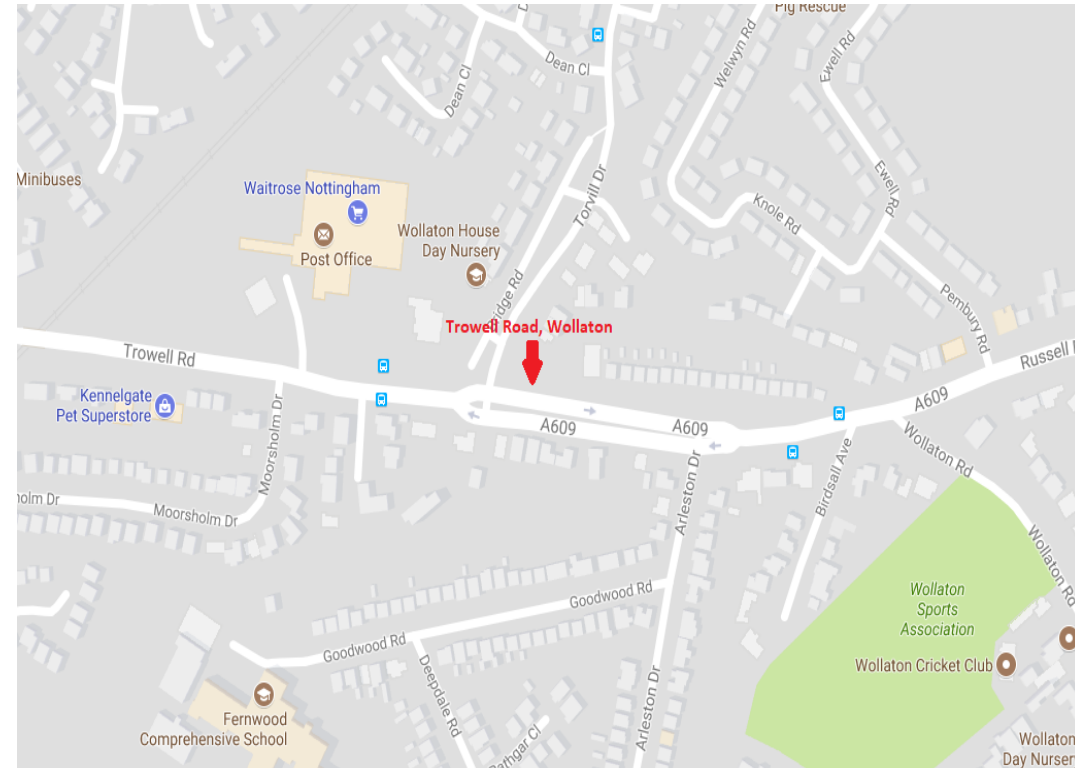
Each party will be responsible for their own legal costs incurred in the transaction.

Terms

The property is available on a new lease on terms to be agreed.

Rent

£20,000 per annum.



VIEWING

Strictly by appointment only through the joint agents

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