

# MUSSON LIGGINS

RUDDINGTON

**15 HIGH STREET**

**£12,500**

**PER ANNUM EXCLUSIVE**

86.05 sq m (928 sq ft)

**TO LET**

Self Contained  
**Retail Unit**

15 High Street,  
Ruddington,  
Nottingham,  
NG11 6DT

 **0115 941 5241**

 **[william@mussonliggins.co.uk](mailto:william@mussonliggins.co.uk)**

 **[mussonliggins.co.uk](http://mussonliggins.co.uk)**

## GENERAL DESCRIPTION

The subject property comprises of a three storey mid terraced retail unit in a popular village location.



## FEATURES

- ▶ SELF CONTAINED UNIT
- ▶ SHARED REAR GARDEN
- ▶ GOOD FOOTFALL



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Ruddington,  
Nottingham,  
NG11 6DT



## LOCATION

The premises are situated in the heart of Ruddington, a popular and well-established suburb located approximately 5 miles south of Nottingham city centre. The area benefits from excellent transport links, with convenient access to the A52 Ring Road, A60, A46 (Fosse Way), and Junction 24 of the M1 Motorway.

High Street forms part of Ruddington's main commercial thoroughfare, hosting a mix of independent retailers, cafés, and service-based occupiers. Nearby operators include Co-op Food, Birds Bakery, and a range of local boutiques and eateries, all contributing to a vibrant village environment.

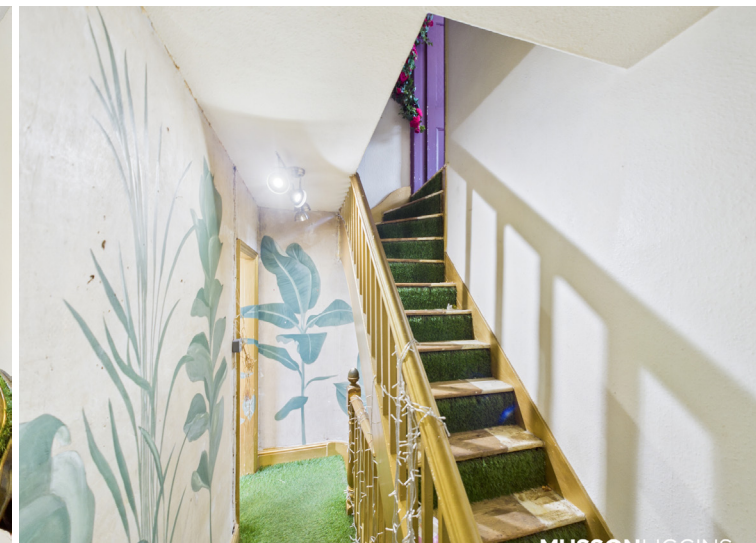
## DESCRIPTION

The property comprises a three-storey mid-terraced retail building prominently positioned on Ruddington High Street.

The ground floor provides retail accommodation suitable for a variety of Class E uses, with further accommodation and ancillary storage to the upper floors.

The building is of traditional brick construction beneath a pitched slate roof, presenting a characterful frontage to High Street. To the rear, the property benefits from an enclosed yard area with separate side access from the High Street.

15 High St	M <sup>2</sup>	Ft <sup>2</sup>
Ground Floor	38.89	419
First Floor	24.65	265
Second Floor	22.51	242
<b>Total Area</b>	<b>86.05</b>	<b>926</b>





MUSSONLIGGINS



## BUSINESS RATES

Rateable Value: **£4,900**

This is not the amount you will pay. Budget figures are available from the Agents.

For further information on Rates Payable and Small Business Rates Relief contact Rushcliffe Borough Council.

## PLANNING

We understand that the property has Planning Consent for its existing use.

For further information, please contact Rushcliffe Borough Council.

## EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the building's Energy Performance Certificate can be obtained from the Agents .

## TERMS

The premises are available To Let by way of a New Lease on terms to be agreed

## RENT

**£12,500 (Twelve Thousand Five Hundred Pounds) Per Annum Exclusive**

## SERVICES

We understand that mains electricity, water and drainage are connected to the premises.

However, we recommend that interested parties contact the relevant service providers to confirm this.

## VAT

Prices are quoted exclusive of Value Added Tax (VAT).

## LEGAL COSTS

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

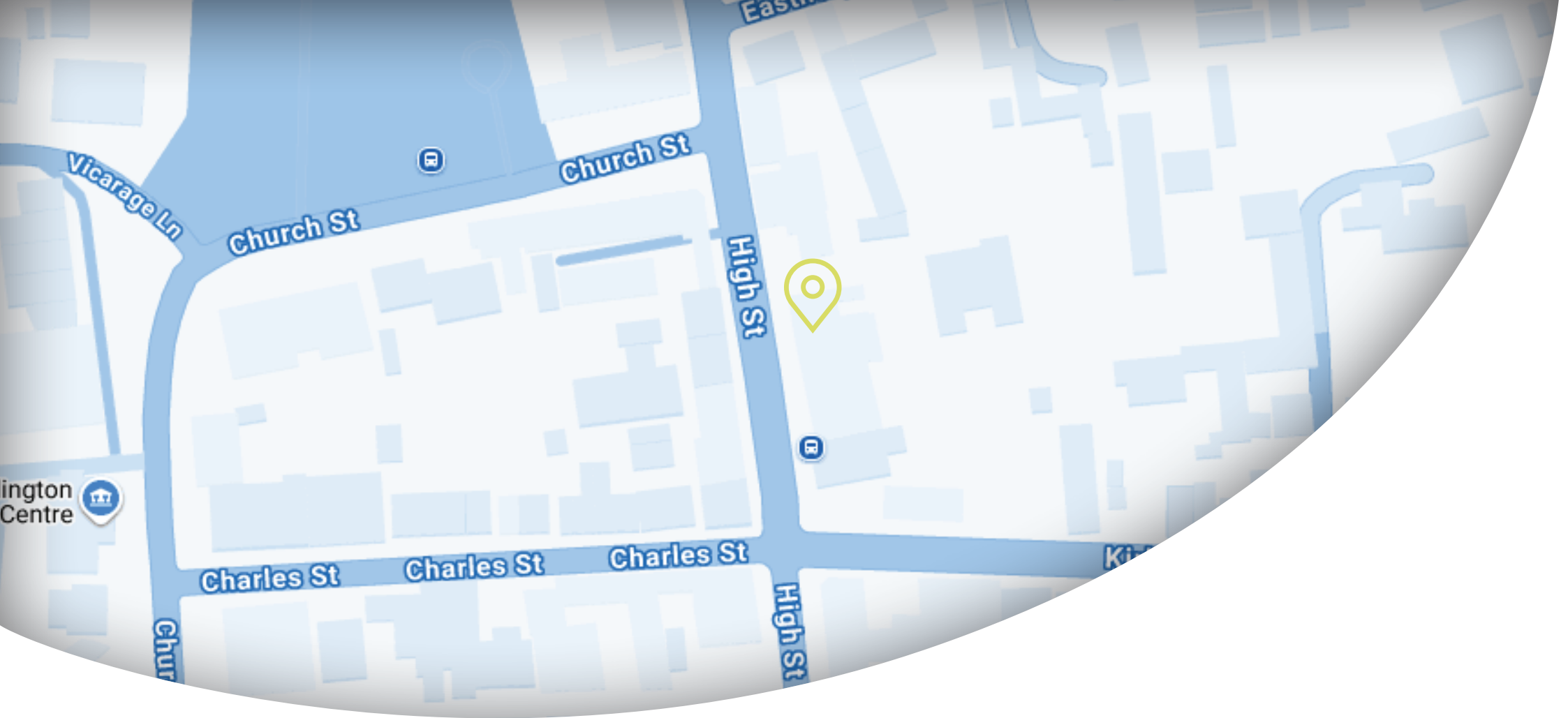
## VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

## CONTACT

William Cowley

[william@mussonliggins.co.uk](mailto:william@mussonliggins.co.uk)



### MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

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Brigade House 5, Albion Street,  
Beeston, Nottingham NG9 2PA



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TENANT ADVICE**

At Musson Liggins we aim to deliver a personal and professional service you can trust, with clear, practical advice and guidance.

Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.



**WILLIAM COWLEY**  
**APPRENTICE SURVEYOR**

 **0115 941 5241**

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