

TO LET

RETAIL PREMISES FORMERLY TRADING AS A BEAUTICIAN / NAIL BAR & LATTERLY AS A PET GROOMING PARLOUR

UNIT 2
BROADMEADOWS BUSINESS CENTRE
LEA VALE
SOUTH NORMANTON
DERBYSHIRE DE55 3NA

- ◆ Sales Area: 39.9 sq m (421 sq ft)
- ◆ On Site Parking
- ◆ Neighbourhood Centre
- ◆ Adjacent J 28 M1 motorway and A38 trunk road
- ◆ May Combine with Adjacent Unit



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North Muskham Prebend, Church Street, Southwell, Nottinghamshire, NG25 0HQ

SITUATION

Located on Broadmeadows residential housing development at South Normanton off J28 of the M1 between Sheffield and Nottingham and the A38 Trunk Road which links J28 with Derby and Birmingham. The Business Centre is situated on Broadmeadows adjacent to the Boundary Motel Conference Facility and adjoining Pub Diner and close to Alfreton.

Existing occupiers are Scissor Sisters Hair Salon, Cocosun Chinese Takeaway, Honeycroft Wealth Management Ltd, MarXtar Ltd and Bidwell Henderson Cost Consultants

DESCRIPTION

Self contained unit fitted out as a beautician or suitable for office or storage or retail, subject to planning.

ACCOMMODATION

Sales Area	39.9 sq m	421 sq ft
Rear Kitchenette	5.76 sq m	61 sq ft
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Toilet off with low flush WC and Basin		
Total		482 q ft

For ease of identification an Ordnance Survey plan and location plan are attached.

LEASE AGREEMENT

Available on a flexible leasing structure depending upon enquirers requirements but will be drafted on effectively a full repairing and insuring basis for a term of years to be agreed with provision for rent reviews at three yearly intervals. The tenant will be responsible for internal repairs and decoration with a contribution to a service charge facility to cover external repair and maintenance of the property and general landscaping. Full details are available from the agents.

RENT

Rental offers in the order of £10,000 per annum exclusive.

SERVICE CHARGE

There is a quarterly service charge payment for 2025 / 2026 of £200 plus VAT which covers the repair and maintenance of the property as a whole and the common areas.

OUTGOINGS

From an inspection of the 2023 rating list on the Valuation Office Agency Internet Site the following assessment applies:-

Unit 2 is listed at a rateable value of £4,300

The business rate poundage figure for the year commencing 01.04.25 is 0.555. We have not made any enquiries as to whether any transitional arrangements exist and potential occupiers must make their own enquiries to verify the assessment provided.

SERVICES

We are advised that all mains services are available. At the Broadmeadows Business Centre although connections may be required. Interested parties should make enquiries direct with utility providers to verify availabilities.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction, however the ingoing occupier is to provide either via their solicitor an undertaking of £500.00 plus VAT to the landlords solicitors or direct which will be returned to the tenant upon completion of the lease. Should the lease not complete the undertaking / payment will be used to reimburse the landlord against abortive legal costs.

VAT

VAT is charged in addition to the rent at the prevailing rate.

MISREPRESENTATION ACT

Mathias Perry for themselves and for the vendors/lessors of this property whose agents they are take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and are for guidance only. These particulars do not constitute an offer or contract and members of the agents firm have no authority to make any representation or warranty in relation to the property. All prices and/or rents are quoted exclusive of VAT, rates and other outgoings.

ANTI-MONEY LAUNDERING LEGISLATION

The Money Laundering Regulations require us to formally identify parties to a transaction. Interested parties will be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill.

EPC

The EPC Asset Rating for the unit is C(65), the report is available via the agents.

VIEWING

By prior appointment with the sole agents:-

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