

MUSSON LIGGINS

BEAUTY WORKS *by Larsen*
SKIN & BEAUTY CLINIC

Ruddington

THE COURTYARD

£12,000
PER ANNUM EXCLUSIVE

39 sq m (419 sq ft)

TO LET

Self-Contained Retail Unit



The Courtyard,
High Street,
Ruddington,
Nottingham,
NG11 6EH



0115 941 5241



jack@mussonliggins.co.uk



mussonliggins.co.uk

GENERAL DESCRIPTION

The subject property comprises a ground floor self-contained retail unit within a newly built courtyard development having access from High Street, Ruddington.

FEATURES

- ▶ HIGH-SPEC / NEWLY RENOVATED
- ▶ W/C FACILITIES
- ▶ CENTRALLY LOCATED IN RUDDINGTON
- ▶ INCOME PRODUCING TENANCY AGREEMENT

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LOCATION

The premises are located in the centre of Ruddington and sits approximately 5 miles to the South of the Nottingham City Centre and within close proximity to the A52 ring road. Both the M1 Motorway Junction 24 and A46 Fosse Way are with 8.5 miles and 7 miles respectively.

Ruddington is a popular, affluent and densely populated area with its own retail centre situated on High Street and Church Street with a number of shops and local amenities all being within close proximity to the subject units.

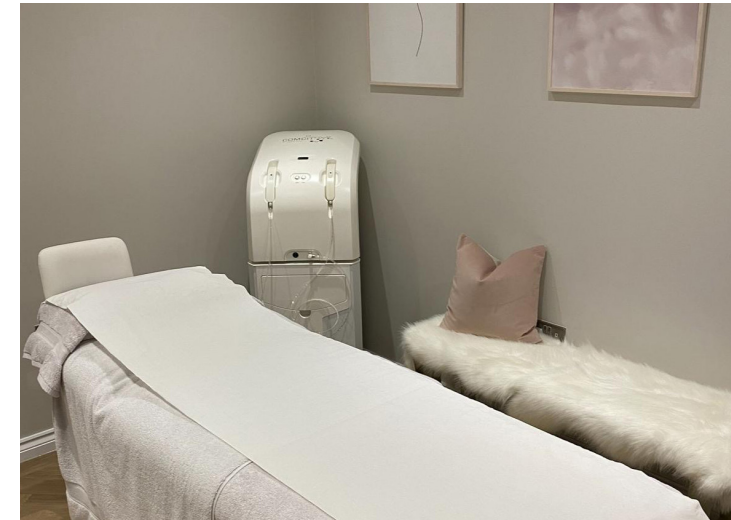
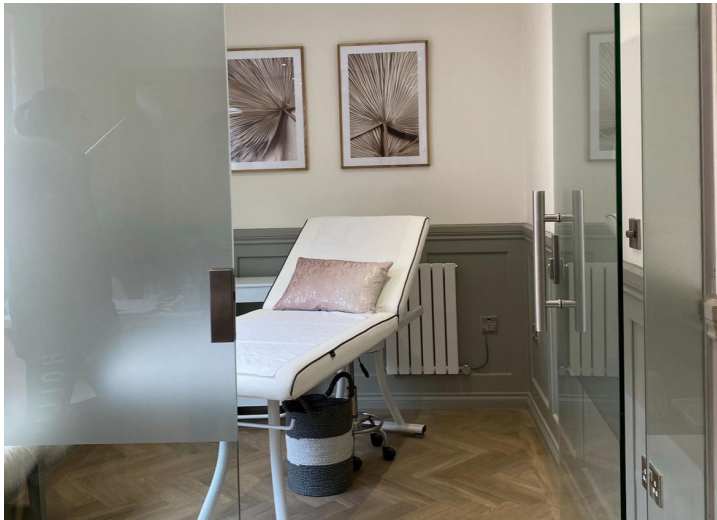
DESCRIPTION

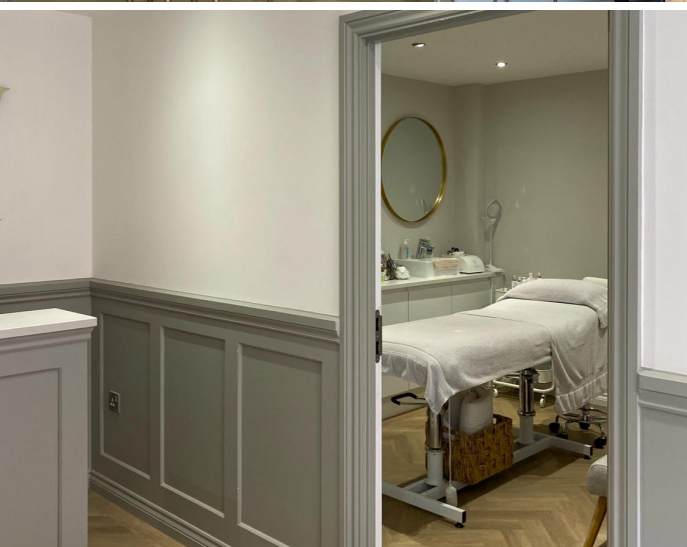
The subject property comprises a ground floor self-contained retail unit within a newly built courtyard development having access from High Street, Ruddington.

Internally, the property has been renovated to a high standard and is currently being used as a beauty salon.

The property benefits from a large glass frontage, W/C facilities and an open plan retail space suitable for a variety of uses, subject to the appropriate planning consents.

The Courtyard	M ²	Ft ²
Total Accommodation	39	419





BUSINESS RATES

information can be obtained 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 Gedling Borough Council.

EPC (ENERGY PERFORMANCE CERTIFICATES)

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

TERMS

The property is available by way of a new effective IRI lease which will include the benefit of existing subtenancies.

PRICE

**£12,000 (Twelve Thousand pounds)
Per Annum Exclusive**

The fixtures, fittings, and income-producing subtenancies are included within the new lease for a premium of £20,000 (Twenty Thousand Pounds).

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) which we have been informed does apply at a prevailing rate.

LEGAL COSTS

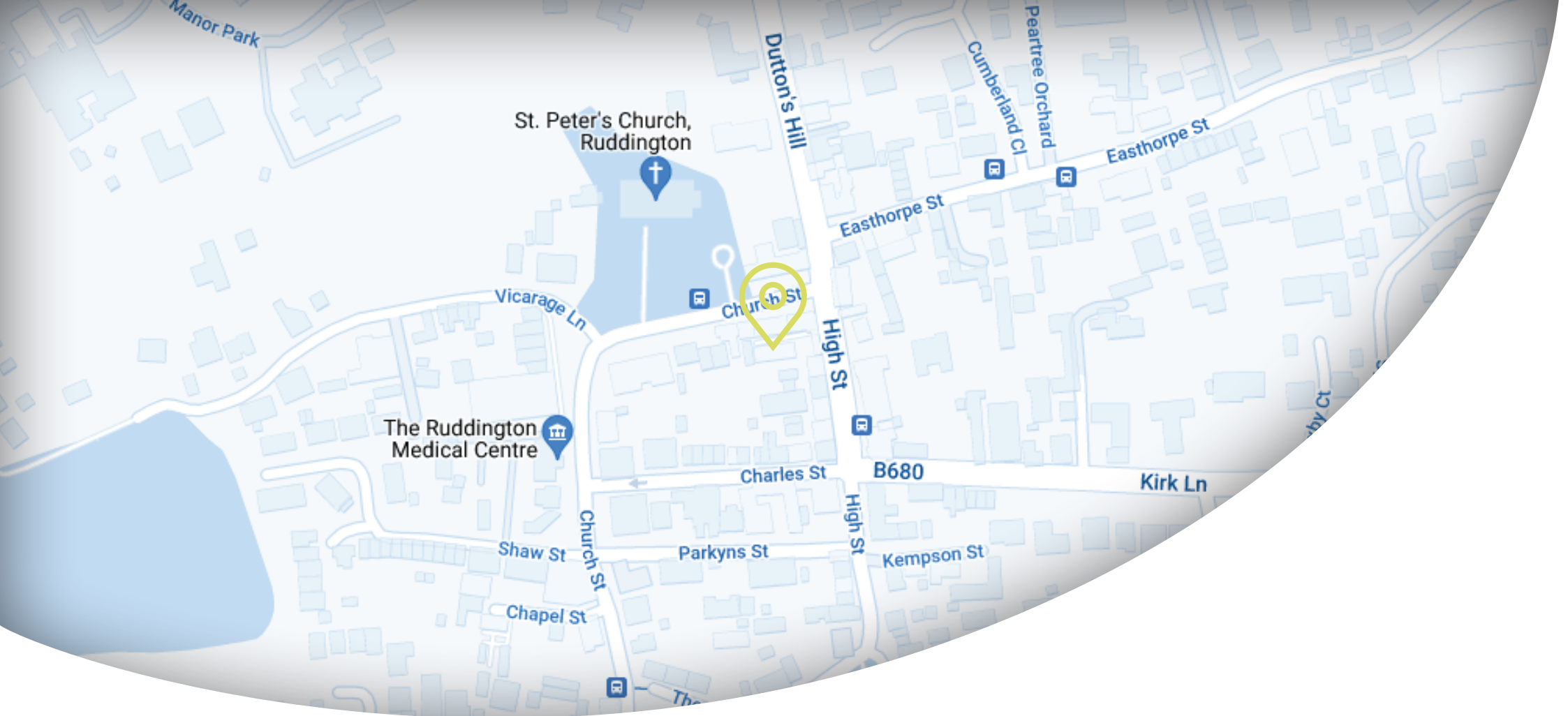
Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING

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

CONTACT

Jack Farrell BSc (Hons) MRICS
Jack@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.

MUSSON LIGGINS



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Beeston, Nottingham NG9 2PA



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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.



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