

173 SNEINTON DALE SNEINTON

£18,000 Annum

No Image Available

LOCATION

The property is located on Sneinton Dale at its junction with Rossington Road in the Sneinton suburb of Nottingham. The property is in the prime retailing area of Sneinton shopping area close to Pak Foods.

DESCRIPTION

The property is an end terraced property of brick construction under a pitched tile roof and has been extended at the rear. Internally the property consists of a shop, stores and w.c. on the ground floor whilst on the upper floors is a 2 bed flat.

ACCOMMODATION

<u>Ground Floor</u>	m2	ft2
Retail	70.12	754.76
Stores	22.66	243.91
W.C.		
Total	92.78	998.67

First & Second Floors

Lounge, Kitchen, Bathroom and Bedroom.

PLANNING

The premises have a planning use for General Retail Class E. Other uses may be possible subject to permission.

ENERGY PERFORMANCE CERTIFICATE

An EPC for the property is currently being obtained.

SERVICES

Mains water, drains, electricity and gas are connected.

RATES

The premises are assessed for business rates under the 2024 Rating List as follows:-

Description	Rateable Value
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Shop & Premises	£4,550
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Rates Payable approx. £Nil due to small business

exemption

Council Tax Band A

TENURE

The property is available subject to a full repairing and insuring lease.

RENTAL

£18,000 per annum.

VIEWING

Strictly by appointment with the sole agents:-

Spencers Druce Naylor Parkes

38 Francis Street

Leicester

LE2 2BD

Tel: 0116 255 8888

Michael Holt

MAP

NO MAP AVAILABLE

**173 Sneinton Dale Sneinton
Nottingham
NG2 4HU**

Email: info@spencersdruce.co.uk

Phone: 0116 255 8888

Website: www.spencersdruce.co.uk

Address: 38 Francis Street, Leicester, Leicestershire, LE2 2BD

Office Opening Hours are Monday to Friday 9.00am to 1.00pm and 2.00pm to 5.30pm

View this property online at: <https://tinyurl.com/ywygcvtg>

Listed by



DISCLAIMER: PROPERTY MISDESCRIPTIONS ACT 1991

All statements in the attached particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any Contract or Warranty. Unless specified to the contrary interested parties should note the following :-

1. All dimensions, distances and floor areas are approximate and given for guidance purposes only.
2. Information on Tenancies and Tenure has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by their Solicitors.
3. Information on Rating Assessments and Town and Country Planning Matters has been obtained by verbal enquiry only from the relevant Local Authorities. Prospective Purchasers/Lessees are recommended to obtain written confirmation prior to entering into any commitment to purchase/lease.
4. All information on the availability of mains services is based upon information supplied to us by the Vendor/Lessor. All statements regarding service installations including apparatus and fixtures and fittings do not warrant the condition or serviceability of the items referred to as no tests have been carried out prior to acquisition.
5. All prices and rents are quoted exclusive of Value Added Tax unless expressly stated to the contrary.