

MUSSON LIGGINS



CARLTON

**FIRST FLOOR
63 GEDLING ROAD**

£10,000

PER ANNUM EXCLUSIVE

87.34 sq m (940 sq ft)

TO LET

First Floor

Retail unit

First Floor,
63 Gedling Road,
Carlton,
Nottingham,
NG4 3FC



0115 941 5241



jack@mussonliggins.co.uk



mussonliggins.co.uk



GENERAL DESCRIPTION

The subject property comprises of an end terraced unit within an established retail location within Carlton.

FEATURES

- ▶ KITCHENETTE FACILITIES
- ▶ ESTABLISHED LOCATION
- ▶ BUSY RETAIL PARADE



63 Gedling Road,
Nottingham,
Carlton,
NG4 3FG



LOCATION

The subject property is situated on Gedling Road,. The main retail centre of Gedling is located approximately 4 miles to the northeast of Nottingham City Centre.

The property is well-positioned in a commercial location which serves the local community with local occupiers including Co-Op Food, Co-Op Funeral Care, Ladbrokes, and a number of small independent businesses.

On-street parking is available in the area and the property occupies a prominent corner position being visible from both directions.

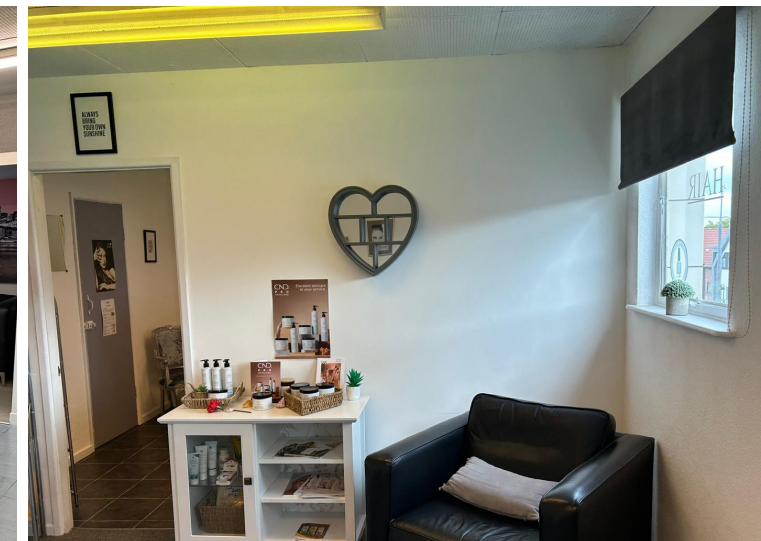
DESCRIPTION

The subject property comprises a first-floor retail unit forming part of an end-terrace parade of commercial properties. The premises is currently occupied and trading as a beauty salon.

Access is via a ground floor entrance from Gedling Road, with an internal staircase leading to the first floor. The accommodation includes a reception area, large treatment rooms, kitchen/store, hallway, and WC facilities.

The unit offers a total Net Internal Area of approximately 87.34 sq m (940 sq ft) and occupies a prominent position with good visibility and on-street parking nearby.

1F 63 Gedling Road	M ²	Ft ²
Total Area	87.34	940





BUSINESS RATES

Rateable Value: **TBC**

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 Nottingham City Council.

PLANNING

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

For further information, please contact Nottingham City Council.

EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the existing 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

**£10,000 (ten Thousand 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

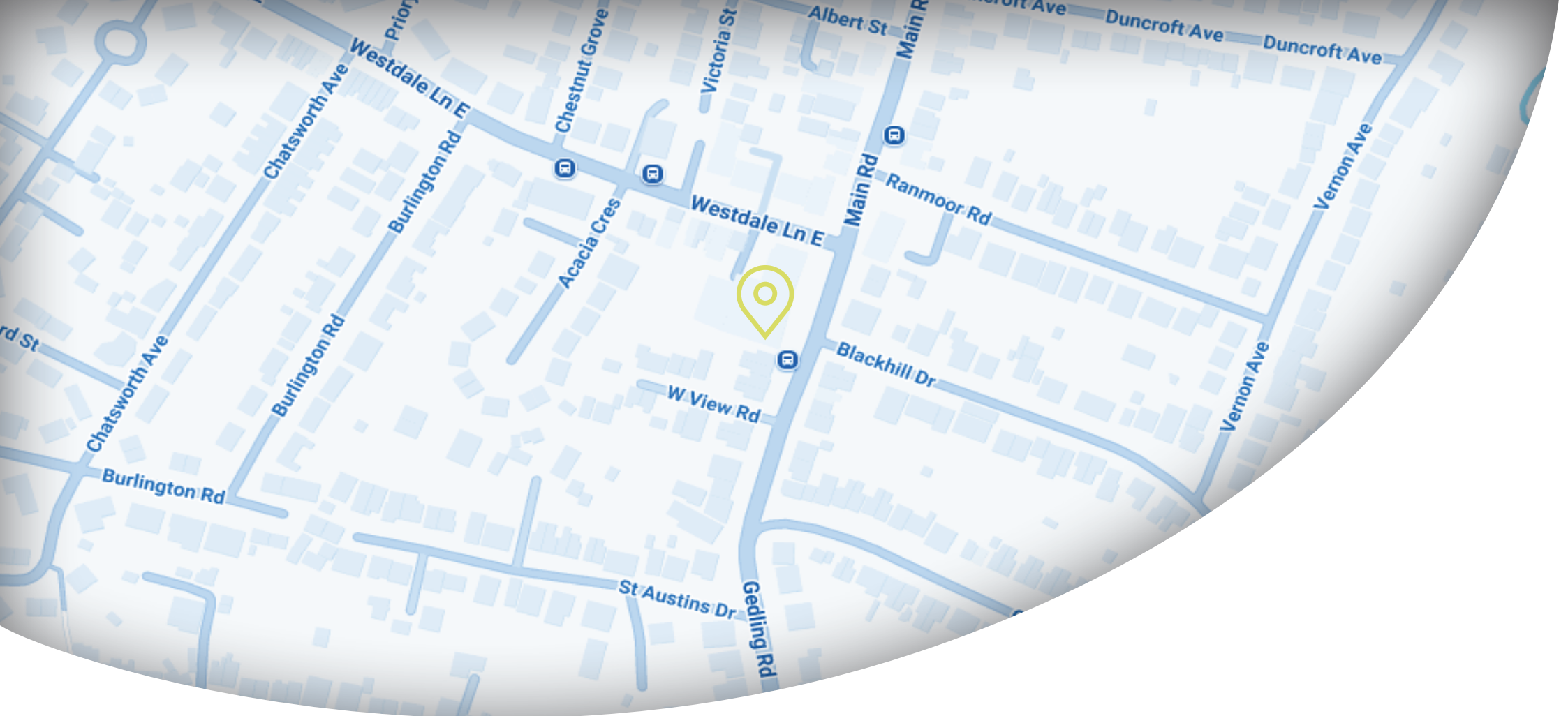
Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING

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

CONTACT

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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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ASSOCIATE DIRECTOR



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