



**TO LET / FOR SALE**

**536 VALLEY ROAD**

**BASFORD, NOTTINGHAM NG5 1FL**

**416 sq m (4,482 sq ft)**

Prime retail opportunity with abundance of character

- Prominent position on Valley Road/Nottingham Road junction
- Spacious accommodation over three floors
- Boasts character features throughout
- Large secure yard with gated access to rear
- Good connectivity via available transport links
- Suitable for a variety of uses
- Available now!



NG Chartered Surveyors

Roseway House | Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG

**AVAILABLE NOW**





## LOCATION

Basford is a northern suburb of Nottingham, located approximately 2.5 miles from the City Centre. The property occupies a prominent position at the intersection of Nottingham Road and the Nottingham Ring Road (Western Boulevard) in Basford and benefits from high visibility.

The premises are well located for public transport by virtue of the number of buses that operate along the Ring Road and Nottingham Road, as well as the nearby Tram Stop. Nearby occupiers include two automotive dealers, Sainsbury's and Aldi supermarket.

## DESCRIPTION

Access is via the main entrance on Valley Road, leading to a spacious sales area with character windows and ornate ceiling detail. A statement staircase gives access to the first floor, providing accommodation over separate suites, WC and kitchen, which could be utilised as offices or residential space, further boasting character windows and original fireplaces.

The basement offers further ancillary stores.

A further two access points at the rear of the property provide access to a sizeable secure yard, allowing for ample parking or space for rear loading.

## ACCOMMODATION

Measured on a Net Internal Basis, we calculate the floor areas to be:

	SQ M	SQ FT
Ground Floor	232	2,501
Basement	83	897
First Floor	101	1,084
<b>TOTAL GIA</b>	<b>416</b>	<b>4,482</b>

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

## SERVICES

All mains services are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

## EPC

A copy of the EPC is available upon request.

## TOWN & COUNTRY PLANNING

We understand the property has an established consent for uses falling within Class E (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order revised 2020.

## BUSINESS RATES

Charging Authority:	Nottingham City Council
Description:	Bank and premises
Rateable Value:	£20,750
Period:	2026/27

## TENURE

The property is available by way of a full repairing and insuring lease for a term of years to be agreed.

Alternatively, our clients would consider a sale of the freehold.

## RENT

£40,000 per annum.

## PRICE

Offers in excess of £450,000.

## VAT

VAT is not applicable.

## LEGAL COSTS

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

## OUR ANTI-MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful tenant/purchaser.



**SUBJECT TO CONTRACT**

Viewing: By prior appointment  
with the sole agents.

**NG: RICHARD SUTTON**   **NG: ALICIA LEWIS**   **JT AGENT:**  
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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability of service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph(s) depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof. www