

RETAIL/OFFICE NOTTINGHAM

536 Valley Road, Nottingham NG5 1FL



FOR SALE

LOCATION

Basford is a northern suburb of Nottingham, located approximately 2.5 miles from the city centre. It benefits from direct tram and bus links into Nottingham city centre.

SITUATION

The subject property is situated on Valley Road, at the junction with Nottingham Road. Nearby retailers include **two automotive dealers** and a **Sainsbury's** and **Aldi** supermarket. Access is via the main entrance on Valley Road, with two further access points at the rear of the property. The property benefits from six designated parking spaces in the courtyard at the rear of the property.

The premises comprise a ground floor retail unit, along with a range of smaller offices, WCs, and storage areas across the additional levels.

TENURE

Freehold with vacant possession.

GUIDE PRICE

Offers in excess of £315,000.

EPC

A copy of the Energy Performance Certificate is available on request.

ACCOMMODATION

Ground Floor	2,501 sq ft	232 sq m
Basement	897 sq ft	83 sq m
First Floor	1,084 sq ft	101 sq m

BUSINESS RATES & SERVICE CHARGE

Rateable Value	£20,750
Rates Payable (2025)	£10,354

This information is for guidance only, interested parties to make their own enquiries.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWING & OFFERS

This property is being sold through an informal tender process hosted on **Offr.io**. To view full details and participate in the sale, please scan the QR code above. All interested parties must register on **Offr.io** to submit an offer.

BWD

Richard Bidwell
rbidwell@bwdretail.co.uk
07747534357

Emily Balsdon
ebalsdon@bwdretail.co.uk

