



McNAUGHTON ASSOCIATES

SURVEYORS & PROPERTY CONSULTANTS

SHOP TO LET

**73 SOMERSBY ROAD WOODTHORPE NOTTINGHAM
NG5 4LW**

880 sq ft



0121 604 6900

LOCATION

The property is located in a busy terrace of shops on Somersby Road Woodthorpe. Street parking is available. Occupiers nearby include Beauty Essence, New 2 You, Premier General Store, Dance In Time, Calling All Paws, The Melbury.

DESCRIPTION

The property comprises of a ground floor retail unit with rear access. and basement.

FLOOR AREAS

The shop has floor area of 880 sq ft.

Shop	583 sq ft
Store	88 sq ft
Basement	209 sq ft

LEASE

The property is available to let on a new full repairing and insuring lease for a term to be agreed.

RENTAL

£7,750 per annum. The property is not elected for VAT.

The landlord will hold a 3 month rent deposit throughout the term.

LEGAL COSTS

Each party to be responsible for their own legal fees.

REFERENCES

The landlord will apply for financial references in respect of the proposed tenant.

ANTI MONEY LAUNDERING

The tenant will be required to provide proof of identity and address.

RATES

Those who qualify for Small Business Rates would not pay business rates as the rateable value is below £12,000.

We understand the current Rateable Value from April 2026 is £7,600. Interested parties should verify this information on www.voa.gov.uk

For Small Business Rates Relief see

See <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

EPC

The property has a B rating.

SERVICE CHARGE

A variable service charge will be levied by the Landlord. The tenant will also be responsible for a proportion of the insurance costs which is additional to the service charge.

VIEWING

Contact: McNaughton Associates
Gareth McNaughton 0121 604 6900
gareth@mcnaughtonassociates.uk

Date: January 2026

MISDESCRIPTIONS ACT:

McNaughton Associates for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of McNaughton Associates has any authority to make or give any representation or warranty whatsoever in relation to this property.

FIXTURES, FITTINGS AND SERVICES

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

VAT

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

TENURE

McNaughton Associates have not inspected any title documentation and intending purchasers or tenants should verify information through their legal advisor.

ENVIRONMENTAL/ASBESTOS

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

