



TO LET

GROUND FLOOR 30 GORDON ROAD

WEST BRIDGFORD, NOTTINGHAM
NG2 5LN

34.62 sq m **(372 sq ft)**

Ground floor shop suitable for a variety of uses

- Popular location in prime suburb
- Parking available
- Rare retail opportunity
- Great transport links
- Available for a variety of uses
- Location close to vibrant Central Avenue



NG Chartered Surveyors

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





LOCATION

The property is prominently positioned on Gordon Road, which forms part of the established retail core of the affluent town of West Bridgford.

Neighbouring occupiers comprise predominantly well-established local retailers such as Bombay Delicatessen, Rawsha, OKENDE and The Test Match.

DESCRIPTION

The property comprises a ground floor self-contained retail unit with an open-plan sales area boasting decorative arches at the shop front and decorative suspended LED lighting. The property further offers an additional suite fitted out to a modern standard, with character bay window and fireplace and W/C, Kitchen facilities.

To the rear of the property is a private car park with space for 1 vehicle.

ACCOMMODATION

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

	SQ M	SQ FT
Retail area	34.62	372
TOTAL NIA	34.62	372

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

SERVICES

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

EPC

Please ask the agents for further details.

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:	Rushcliffe Borough Council
Description:	Shop & Premises
Rateable Value:	£17,000
From:	1st April 2026

TENURE

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

RENT

£20,000 per annum.

VAT

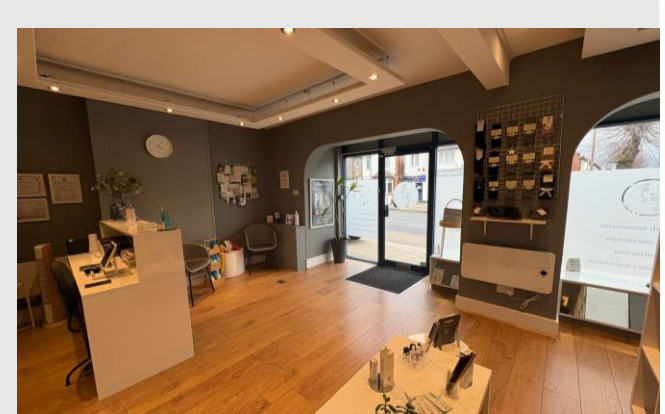
VAT is not applicable.

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..



SUBJECT TO CONTRACT

Viewing: By prior appointment with the sole agents.

ALICIA LEWIS

07517-905795
alicia@ng-cs.com

CHARLOTTE STEGGLES

07954-996197
charlotte@ng-cs.com

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 or 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 given 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.