



TO LET

UNIT 6, COMPTON ACRES

WEST BRIDGFORD, NOTTINGHAM
NG2 7RS

92.19 sq m (992 sq ft)

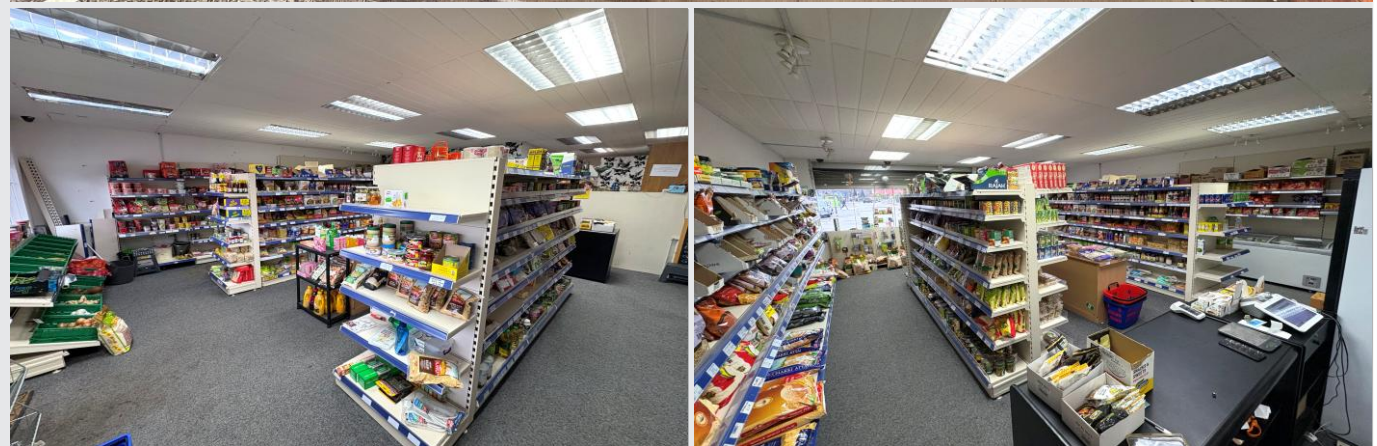
Retail premises with shared parking

- Precinct location
- Open plan layout with ancillary store
- Ample communal parking
- Good footfall and accessibility
- Available for a variety of uses
- Potential for Small Business Rates Relief



NG Chartered Surveyors

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



LOCATION

Compton Acres Shopping Precinct enjoys a convenient and well-established location within a popular residential area, offering a strong mix of everyday amenities.

The precinct is anchored by a range of independent and national retailers such as Tesco Extra, Dominos, Alla Turk, the Dorchester Pub, Paper Moon Nursery and various other independents.

The precinct is well served by public transport, benefitting from good footfall and easy accessibility.

DESCRIPTION

A single-storey retail unit with partitioned ancillary storage and disabled WC. The area is fitted with suspended ceiling and Cat 2 recessed lighting. The property is secured with an alarm system and site CCTV.

The rear of the property provides a delivery/loading area, with staff parking.

ACCOMMODATION

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

	SQ M	SQ FT
TOTAL NIA	92.19	992

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

EPC

The property has an EPC rating of 38 falling within Band 'B'.

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:	£16,750
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.

RENT

£18,000 per annum.

SERVICE CHARGE

A service charge will be levied in respect of the upkeep and maintenance of common areas of the Precinct.

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.

