



TO LET

21B PLAINS ROAD

MAPPERLEY,
NOTTINGHAM NG3 5LG

38.16 sq m (410 sq ft)

Retail unit in prominent location on
Mapperley Top

- Retail unit with 180° glass frontage
- Bi-folding doors with opportunity for large outside seating area
- Vibrant nightlife and community feel
- Busy footfall and great local occupiers
- Sought-after high street location



NG Chartered Surveyors

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



LOCATION

Situated in a prominent position on Woodborough Road in the affluent suburb of Mapperley.

The property is located on the busy and popular Mapperley Top high street which is dominated by good quality national and retail occupiers including Co-op, Sainsbury's, Birds Bakery, Costa, KFC plus a large variety of local independent occupiers.

The location also benefits from various public car parks and great transport links.

DESCRIPTION

The property comprises a main sales area, with disabled WC and small kitchen. The sales area is fitted with air-conditioning throughout and benefits from 180° panoramic glass frontage with security shutters spanning the full perimeter and bi-folding doors providing a inside/outside atmosphere.

Externally, there is opportunity for ample outside seating, a small storage unit and car park providing staff parking.

ACCOMMODATION

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

	SQ M	SQ FT
Sales area	38.16	410
TOTAL NIA	38.16	410

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

SERVICES

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

EPC

The property has an EPC rating of 49 failing with 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:	Gedling Borough Council
Description:	Shop & Premises
Rateable Value:	£16,000
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

£17,000 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.

