



TO LET

GROUND FLOOR 2 FOUNTAIN COURT

WEST BRIDGFORD, NOTTINGHAM
NG2 5LN

84.47 sq m **(909 sq ft)**

Modern Ground Floor Retail Unit in
the heart of West Bridgford

- Prime location in popular suburb
- Spacious retail unit with dual frontage
- Busy footfall
- Great transport links & surrounding local amenities
- Ample public parking nearby



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 well-established local retailers.

DESCRIPTION

The property benefits from a prominent dual frontage, creating an excellent retail presence and allowing for an abundance of natural light throughout the sales area.

Internally, the unit offers an open-plan retail space that can be easily configured to suit a range of retail, leisure, office or service-based businesses, together with ancillary accommodation providing stores and W/C.

ACCOMMODATION

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

	SQ M	SQ FT
Retail Unit	84.47	909
TOTAL NIA	84.47	909

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

The property has an EPC rating of 59 falling within Band C.

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:	£22,250
Period:	2026/27

TENURE

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

RENT

£35,000 per annum.

VAT

The rent will be subject to VAT at the prevailing rate.

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.

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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 used 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.