



TO LET

536 VALLEY ROAD

BASFORD, NOTTINGHAM NG5 1FL

416 sq m (4,482 sq ft)

Prime retail opportunity with abundance of character

- Prominent position on Valley Road/Nottingham Road junction
- Spacious accommodation over three floors
- Boasts character features throughout
- Large secure yard with gated access to rear
- Good connectivity via available transport links
- Suitable for a variety of uses
- Available now!



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

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LOCATION

Basford is a northern suburb of Nottingham, located approximately 2.5 miles from the City Centre. The property occupies a prominent position at the intersection of Nottingham Road and the Nottingham Ring Road (Western Boulevard) in Basford and benefits from high visibility.

The premises are well located for public transport by virtue of the number of buses that operate along the Ring Road and Nottingham Road, as well as the nearby Tram Stop. Nearby occupiers include two automotive dealers, Sainsbury's and Aldi supermarket.

DESCRIPTION

Access is via the main entrance on Valley Road, leading to a spacious sales area with character windows and ornate ceiling detail. A statement staircase gives access to the first floor, providing accommodation over separate suites, WC and kitchen, which could be utilised as offices or residential space, further boasting character windows and original fireplaces.

The basement offers further ancillary stores.

A further two access points at the rear of the property provide access to a sizeable secure yard, allowing for ample parking or space for rear loading.

ACCOMMODATION

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

	SQ M	SQ FT
Ground Floor	232	2,501
Basement	83	897
First Floor	101	1,084
TOTAL GIA	416	4,482

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

SERVICES

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

EPC

A copy of the EPC is available upon request.

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:	Nottingham City Council
Description:	Bank and premises
Rateable Value:	£20,750
Period:	2025/26

TENURE

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

RENT

£50,000 per annum

VAT

VAT is applicable and will be charged 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.

