

**118 Melton Road
West Bridgford
Nottingham
Nottinghamshire
NG2 6EP**



TO LET

The property is situated on the Melton Road (A606) on the edge of West Bridgford town centre and benefits from forecourt parking.



Melton Road is a busy arterial route providing one of the main links between Nottingham City Centre, West Bridgford, Edwalton and the suburbs to the south of Nottingham. Melton Road is a busy commercial area with a selection of independent and national retailers including Sainsburys, Birds bakery, a selection of takeaways, cafes, a restaurant, Manor Pharmacy and a Post Office.



Location The property is situated on the Melton Road (A606) on the edge of West Bridgford town centre and benefits. Melton Road is a busy arterial route providing one of the main links between Nottingham City Centre, West Bridgford, Edwalton and the suburbs to the south of Nottingham. The Melton Road is a busy commercial area with a selection of independent and national retailers.

The Building The property comprises a ground floor retail unit currently used for a Window double glazing sales office. There is a small W/C area to the rear and small storage.

Accommodation The shop comprises the following approximate areas:
Retail Unit - 77sq m (828 sq Ft)
WC - 2.4 Sq m (26 Sq Ft)
Storage - 2.22 Sq m (23 Sq Ft)

Service Charge A service charge is to be levied in respect of the costs incurred in repairing and maintaining all common parts and external parts of the property and business park.

Terms The property is available by way of a new lease on Terms to be agreed.

Business Rates We are advised the Business Rates for this address is as follows;

Rateable Value: £16,424 (2021/22)

Further information at www.voa.gov.uk. Interested parties are advised to confirm these figures directly with the relevant local authority.

Legal Costs Each party is to be responsible for their on legal costs incurred in this transaction.

Viewings For further information and to arrange access for an onsite inspection please contact us on 0115 945 5553 or info@rexgooding.com.

Rent

Rent £18,000pax

Planning There is forecourt parking to the front of the property for 2 cars.



118 Melton Road West Bridgford NOTTINGHAM NG2 6EP		Energy rating C
Valid until 26 August 2024	Certificate number 0280-4962-0324-4650-1070	

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	84 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](#).

Energy efficiency rating for this property

This property's current energy rating is C.

