Rex Gooding

To Let

354 Meadow Lane
Nottingham
NG2 3GL

Rent £16,000pax

Location

The property is located near the Lady Bay area of West Bridgford. West Bridgford is a popular suburb of Nottingham, located three miles to the south of the city. The property is situated opposite Ladybay retail park where The Range, The Food warehouse, Burger King and others.

Meadow lane is a busy through route to Ladybay bridge and Trent Bridge

Accommodation

The accommodation comprises a ground floor retail shop with rear space with Extraction, storage and W/C. First floor comprises of Two Bedroom Duplex Apartment

Excellent Visibility

The Building

A completely refurbished retail unit with extraction in place for hot food. The property has all new electrics and is freshly plastered and painted. The two-bedroom duplex is also completely renovated and could generate an income of approximately £9000pa

Ground Floor		
Retails Sales	21.8	235
Rear Space	19	205
Storage	9	97
Duplex Apartment		
Rental Potential	£9,000 pa	

The property has the above approximate net internal floor area, measured in accordance with the RICS Code of Measuring Practice

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

0115 9455 553
info@rexgooding.com
4 Albert Road, West Bridgford, NG2 5GQ

Rex Gooding

Partnership No. OC317866 Regulated by RICS

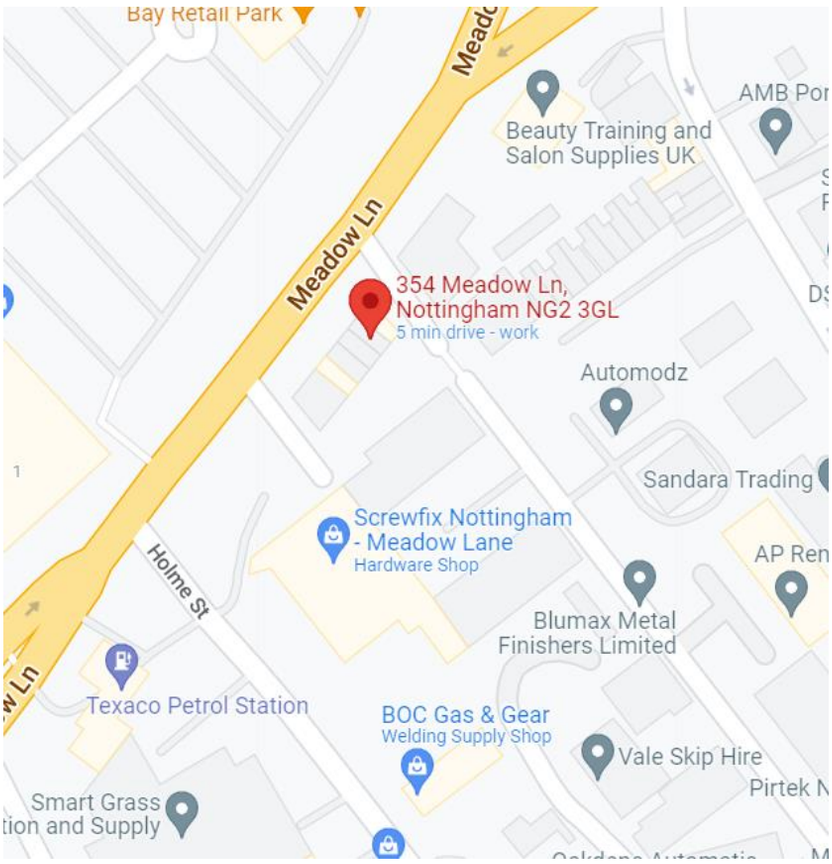
RICS

Rex Gooding

0115 9455 553
info@rexgooding.com
4 Albert Road, West Bridgford, NG2 5GQ

Rex Gooding

Location Plan



Tenure

The property is available by way of a new Full Repairing and Insuring Lease for a Term of years to be agreed.

Planning

The property falls within E class: Commercial, Business & Service which includes uses such as Retail & Office but may be suitable for alternative uses,

Purchasers are advised to make theirown enquiries of Rushcliffe Borough Council.

Business Rates

Rateable Value: £2,850 The unit may be subject to 100% exemption under Small Business Rates Relief.

Legal Costs

Each party is to bear their own legal costs.

VAT

Prices are quoted exclusive of Value Added Tax (VAT) which may apply.

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 applicant.

EPC's

Copies of the Energy Performance Certificates are available upon request.

0115 9455 553
info@rexgooding.com
4 Albert Road, West Bridgford, NG2 5GQ

Rex Gooding

PROPERTY MISDESCRIPTION ACT

1. All statements contained in these particulars as to this property are made without responsibility on part of Rex Gooding, 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 purchasersare recommended to obtain written verification thereof.