



**Lambert  
Smith  
Hampton**

**0115 950 1414**

# To Let

## Retail Property

# Prominent Retail Unit Now Available

**948 Woodborough Road, Mapperley, Nottingham, Nottinghamshire NG3 5QS**



### Location

Mapperley is a suburban location approximately 3 miles north of Nottingham city centre. The retail centre is arranged at opposite sides of Woodborough Road principally in the area between its junction with Woodthorpe Drive and Westdale Lane. The surrounding area of Woodborough Road forms the main retail centre in Mapperley which is dominated by local retailers with some national operators such as Dominos Pizza, Boots, Lloyds TSB, The Co-op and Sainsbury's.

### Description

The property comprises a 2-storey, end of terrace retail unit, with offices, toilets, storage and ancillary accommodation located on the first floor and the ground floor area comprising the sales area. The main retail space on the ground floor benefits from an open-plan, recently refurbished retail space which is ready for decoration and heating.

### VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

### Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

### Accommodation

We have the following floor areas;

| Dimensions   | F     | M      |
|--------------|-------|--------|
| Ground Floor | 743   | 69.02  |
| First Floor  | 709   | 65.86  |
| TOTAL        | 1,452 | 134.89 |

### Business Rates

the property has a 2017 Rateable Value of £21,500.

Further information is available from the agents.

### Terms

The property is available to let on Full Repairing Terms on a lease to be agreed;

### Rent

£28,500 per annum.

### Planning

The property currently benefits from Sui Generis planning consent.

Alternative uses are available subject to the necessary planning consents.

### EPC

The property has an EPC rating of 87 (Band D).

Certification available upon request.

### Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

### Robbie Farrell

Lambert Smith Hampton

**0115 976 6610**

**07921 354 159**

rfarrell@lsh.co.uk

**Lambert Smith Hampton**

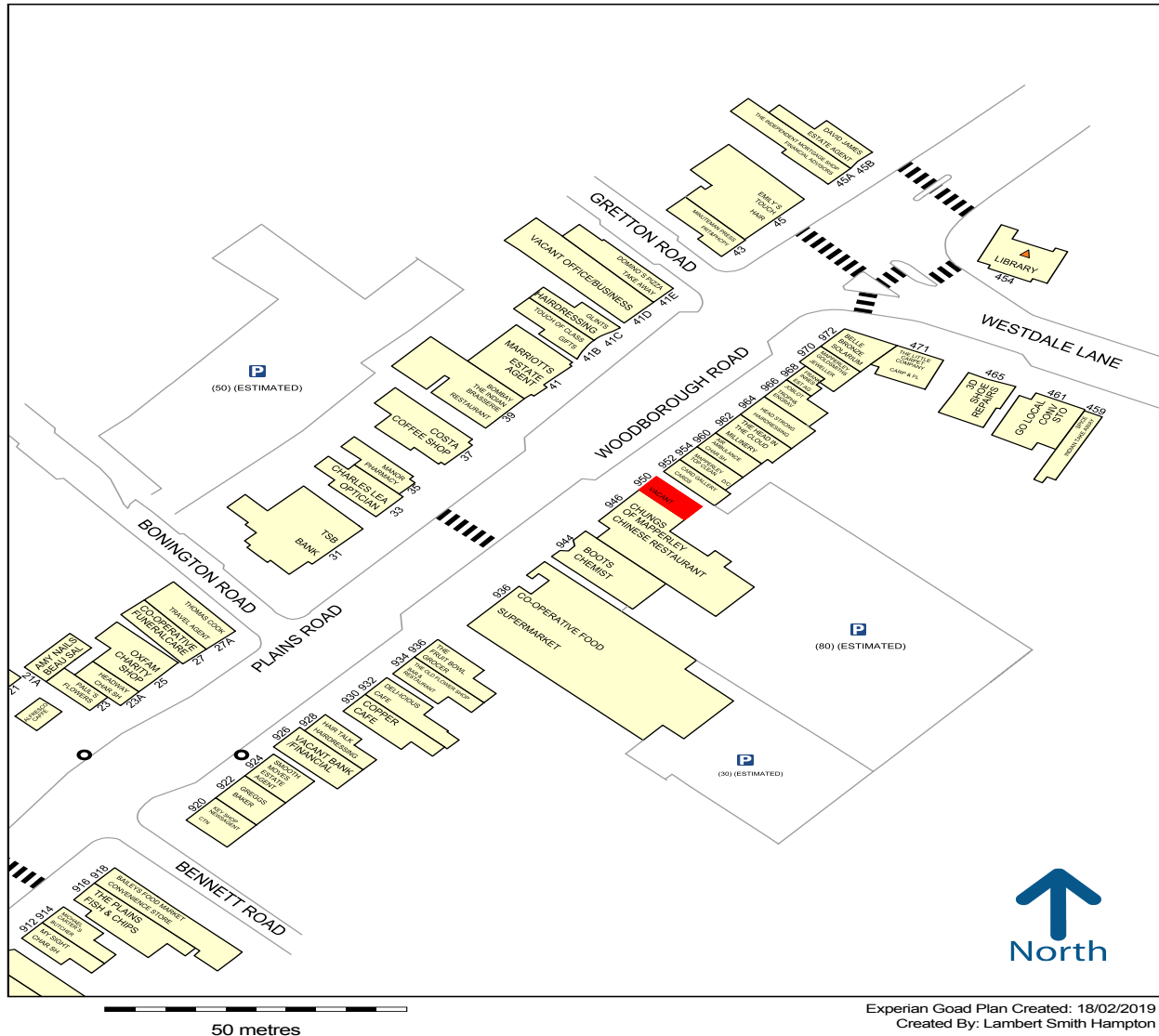
First Floor, City Gate East, Tollhouse Hill, Nottingham NG1 5FS T +44 (0)115 950 1414

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948 Woodborough Road,  
Mapperley, Nottingham

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February 2019

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