

539-541 Aspley Lane | Aspley | Nottingham | NG8 5RW

Prominent double fronted retail unit on popular Aspley parade

Ground Floor Sales 77.46m² (834ft²)

- Ideally situated on the popular Aspley Lane
- Regularly configured retail premises secured by electric roller shutter doors
- Suitable for a variety of uses (subject to planning)
- Tenants in the vicinity include DI Blow Opticians, LJ Crawley & Sons and Aspley Christ Church
- Quoting rent - £17,000 per annum



TO LET



Location



Gallery



Contact



Location

The subject property is located in Aspley approximately 3 miles north-west of Nottingham City Centre. The property is prominently positioned within a local shopping parade on Aspley Lane made up of a plethora of local and regional retailers.

Retailers in the immediate vicinity include DI Blow Opticians, LJ Crawley & Sons and Aspley Christ Church.

The Property

The property is a detached double fronted ground floor retail unit secured by two electric roller shutter doors.

The ground floor commercial retail unit consists of a relatively open plan net sales area with ancillary storage and staff welfare facilities to the rear.



Accommodation

Floor	m ²	ft ²
Ground floor	77.46	834

This information is for guidance only.





Lease Terms

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

Rent

The premises are available at a quoting rent of:

£17,000 per annum

Planning

It is understood the ground floor commercial falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

This information is for guidance only and all parties should check themselves with the local planning authority.

Business Rates

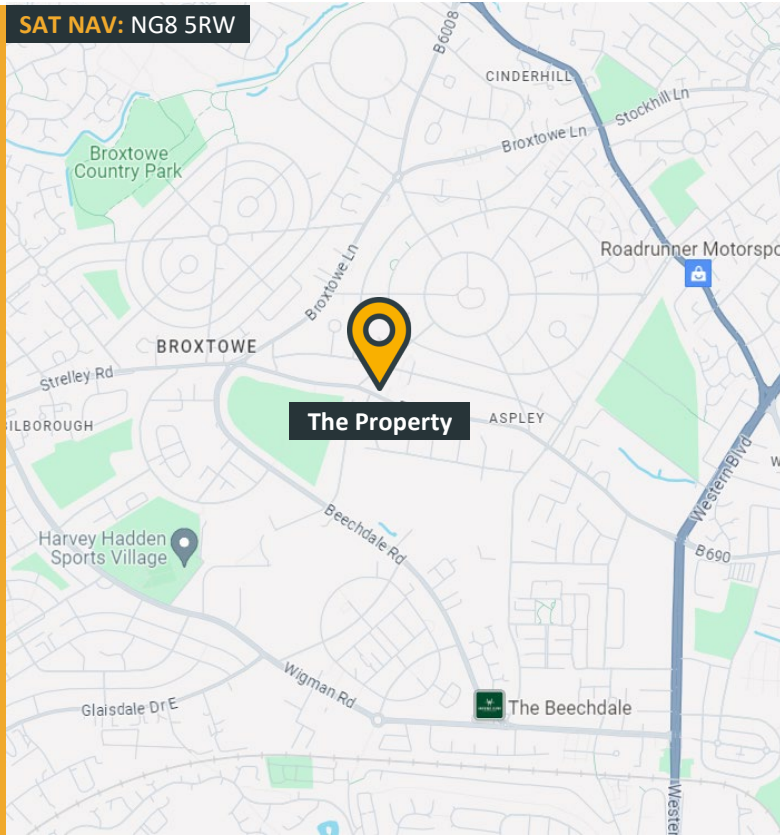
We understand from the Valuation Office Agency that the property is assessed as follows:

Shop & Premises

Rateable Value (2023): **£10,250**

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2025 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

SAT NAV: NG8 5RW



VAT

VAT is applicable at the prevailing rate.

EPC

A copy of the EPC is available on request. Please contact the sole marketing agents for further details.

Legal Costs

Each party are to bear their own legal costs incurred.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.