

178-180 Southchurch Drive | Clifton | Nottingham | NG11 8AA

Rare opportunity on fully let high street with residential above

201.78m²
(2,172ft²)

- Long leasehold interest
- 31 years remaining
- Sold with vacant possession
- Directly opposite tram stop
- Nearby operators include Greggs, Heron Foods, Card Factory and Cancer Research
- Quoting Rent £30,000 pax
- Price - £295,000



TO LET/MAY SELL



Location



Gallery



Contact



Location

Clifton is a suburb of Nottingham with a population of 22,000, lying approximately 5 miles to the south west of Nottingham City Centre.

The property is in a good position on the Southchurch Drive retail parade which is fully occupied and has good footfall. The parade is well connected with the NET tram stop directly outside linking it with Nottingham city centre and further afield. Other tenants on the parade include Greggs, Heron Foods and Cancer Research.

The Property

The property provides a ground floor retail unit with storage and welfare to the rear, as well as access to the service road.

Above, a 2-bedroom apartment accessible independently and in need of a full refurbishment.



Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor Sales	201.78	2,172
Ground Floor Ancillary	19.32	208
First Floor	35.95	387
Second Floor	35.95	387





Tenure

Long leasehold with 31 years remaining.

Price

The property is available at a price of:-

£295,000

Rent

The property is available on a new lease at a quoting rent of:-

£30,000 per annum exclusive

Planning

The ground floor shop is categorised as **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.

Business Rates

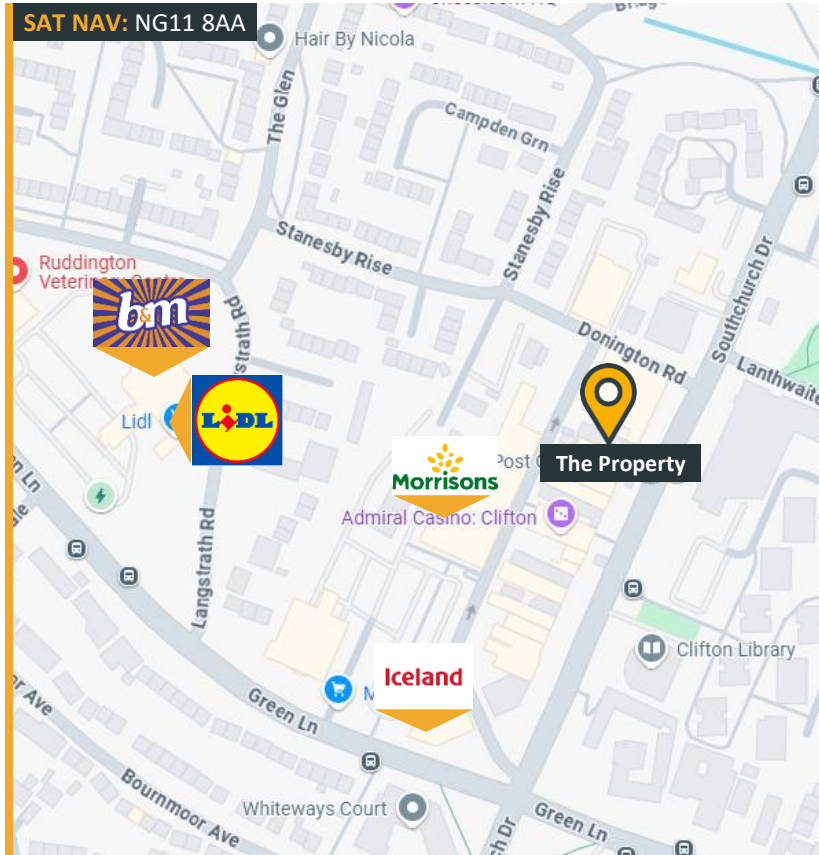
We understand from the Valuation Office Agency that the ground floor retail shop is assessed as follows:

Rateable Value (2023): **£32,750**

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.

VAT

VAT is applicable at the prevailing rate.



Identity Checks

In order to comply with anti-money laundering legislation, any purchaser will be required to provide identification documents which will be confirmed and requested from the successful purchaser at the appropriate time.

EPC

A copy of the EPC is available on request.

Blue 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.