

185 Loughborough Road | West Bridgford | Nottingham | NG2 7JR

Highly prominent roadside Class E unit with parking available to let

84.45m²
(909ft²)

- Well established roadside retail parade
- Ample free parking
- Close to Asda superstore, Volkswagen, Pizza Hut Express and The Wolds Pub amongst others
- Quoting Rent £18,500 per annum



TO LET



Location



Gallery



Contact



Location

The property is located within the affluent Nottingham suburb of west Bridgford on Loughborough Road close to the Asda supermarket.

The parade is a well established roadside neighbourhood parade with a number of service led and convenience operators including hair salon, barbers, laundry, fish & chip takeaway as well as bathroom & kitchen showroom.

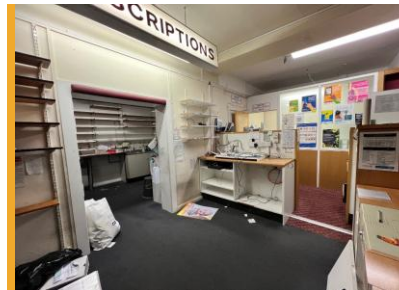
The Property

The property comprises a ground floor retail unit with ancillary storage and welfare facilities to the rear as well as an enclosed rear yard.

Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Sales Area	66.89	720
Ancillary Back of House	17.56	189
Total	84.45	909





Lease Terms

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

Rent

The property is available at a quoting rent of:-

£18,500 per annum exclusive

Planning

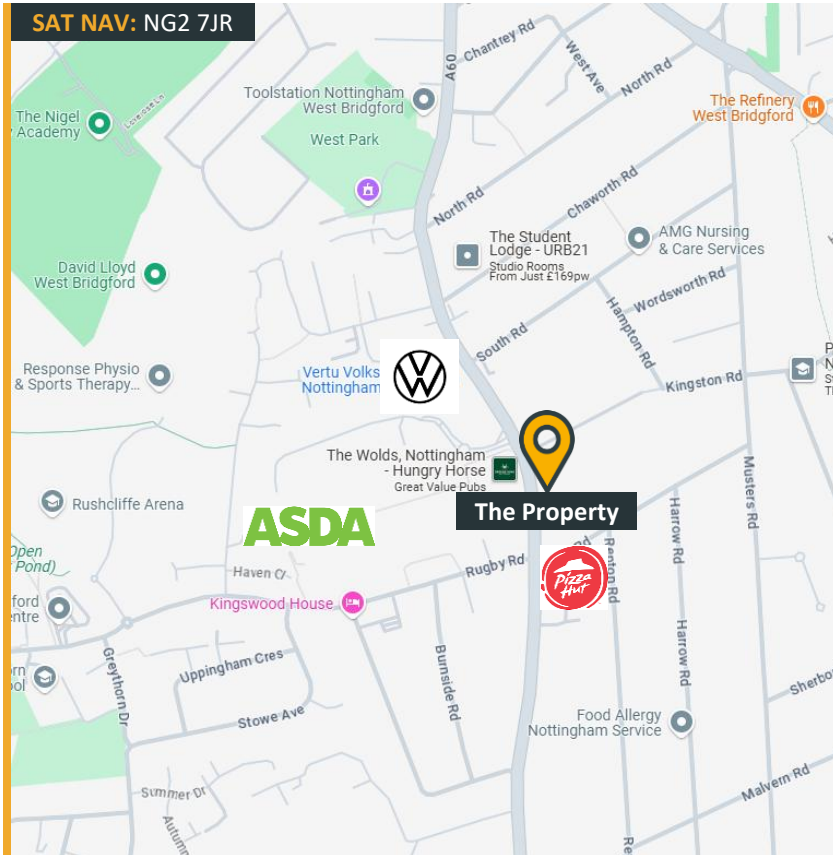
It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

Business Rates

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

Rateable Value (2023): £11,500

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.

EPC

A copy of the EPC is available on request.

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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11/02/2025

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