



£23,500 per annum.

Rex Gooding

To Let

**28a Gordon Road,
West Bridgford
NG2 5LN**

Location

West Bridgford is a popular suburb of Nottingham City Centre and is located three miles to the south of the city.

The property is situated on Gordon Road within West Bridgford town centre. Gordon Road is one of the two main retailing streets in West Bridgford and accommodates a variety of national and independent retailers. Nearby occupiers include a One Stop convenience store, Save The Children charity shop, a number of independent retailers including nail bars, hairdressers and a selection of cafes and takeaways.

Accommodation

Ground floor Retail unit with large storage to the rear.

The property occupies a prime position in Central West Bridgford, amongst a selection of local and national retailers.

Busy High Street Retail Opportunity

The Building

The property is located on the western side of Gordon Road within West Bridgford some 2 miles south of Nottingham city centre.

The property is close to the Gordon Road car park and benefits from it's proximity to a number of national and local multiple retailers including Ladbroke's, Iceland, One Stop, M&S, Wagamama and Cote.

Ground Floor		
Retails Sales	44sqm	480sq ft
Stores	46sqm	505sq ft

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

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 4 Albert Road, West Bridgford, NG2 5GQ

Sales. Lettings. Property Management.

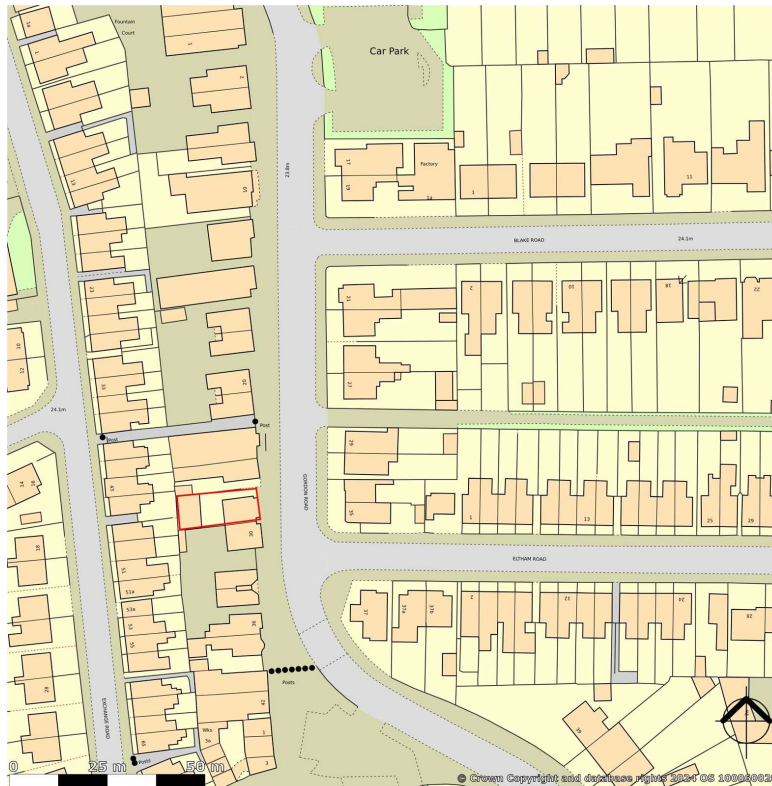
Rex Gooding

Partnership No. OC317866 Regulated by RICS





Location Plan



Tenure

To be advised

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

Business Rates

The ground floor is assessed for Business Rates as follows:

Rateable Value: £14,250.00

Rates payable: £7,110.75

Legal Costs

Each party is to bear their own legal costs.

VAT

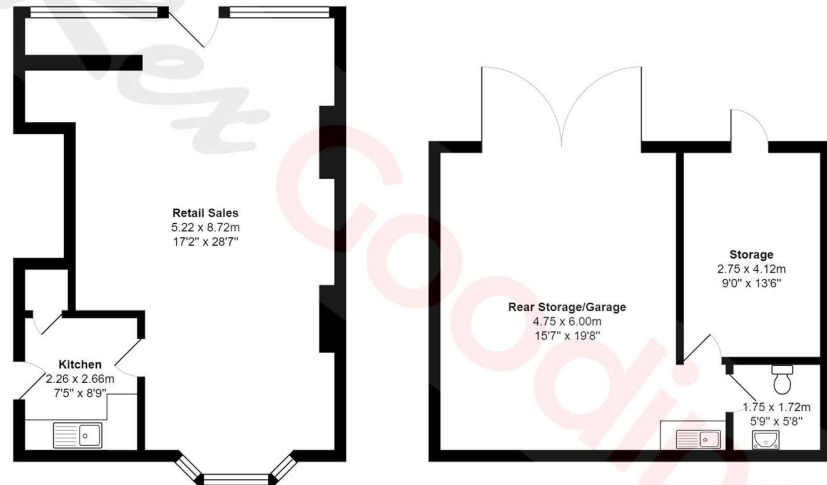
Prices are quoted exclusive of Value Added Tax (VAT) which may apply.

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 purchaser.

Floor Plans

28a, Gordon Road, West Bridgford, NG2 5LN



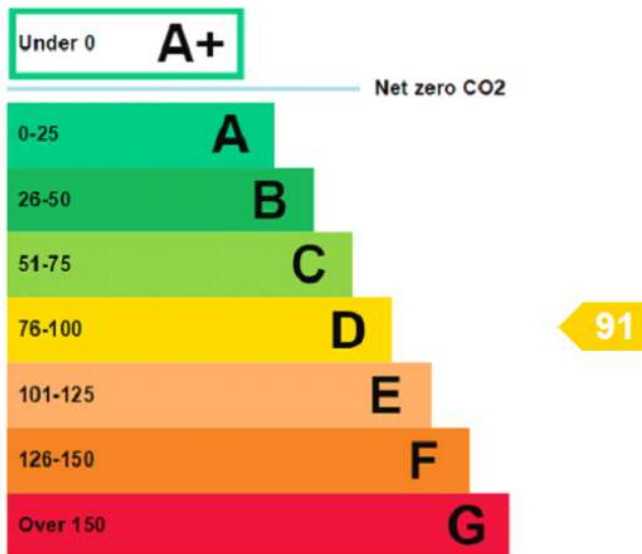
Total Area: 97.3 m² ... 1048 ft²

All measurements are approximate and for display purposes only

EPC

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

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 purchasers are recommended to obtain written verification thereof.