

# 100 Nottingham Rd – Eastwood

The store has the following areas;

## 100 Nottingham Road – Eastwood, Nottingham

NG16 3NP

### ▪ LOCATION

The premises are situated in the Centre of Eastwood, 3 miles west of Junction 26, just off the A610 dual carriageway, in a location close to retailers such as **Iceland**, **Heron**, **Greggs** etc., with **Boyes** adjacent.

### ▪ ACCOMODATION

The store has the following areas;

- Gross Internal Area – 11,528 sq.ft. (1,070m<sup>2</sup>)
- Net Sales Area – 8,762 sq.ft (813m<sup>2</sup>)
- First Floor – 1,314 sq.ft (122m<sup>2</sup>)

NB: The unit could be split into two.

### ▪ TERM

These premises are being offered either Freehold or Leasehold.

### ▪ RENT

Freehold price or alternatively Rent on Application.

### ▪ FREEHOLD AVAILABLE

Price on application.

### ▪ PLANNING

The property has the benefit of a Class E Planning Consent.

- RATING

- Rateable Value – £54,000
- Rates Payable: £27,628 pa

**Rate in the £ 51.2p (2023/2024)**

This information is for guidance purposed only. Interested parties are advised to make their own rating enquiries.

- EPC

Rating C. This will be provided to all interested parties.

- VIEWING

Strictly by appointment with the sole agents.

- LEGAL COSTS

Each party to be responsible for their own legal costs arising out of the transaction.

All transactions stated are exclusive of VAT

SUBJECT TO CONTRACT

**MISREPRESENTATION ACT 1967, NOTICE** – Rothsay Properties themselves and for the vendors or lessors of the property whose agents they are, given notice that

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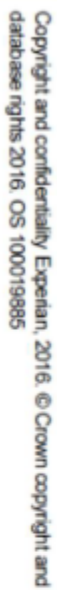
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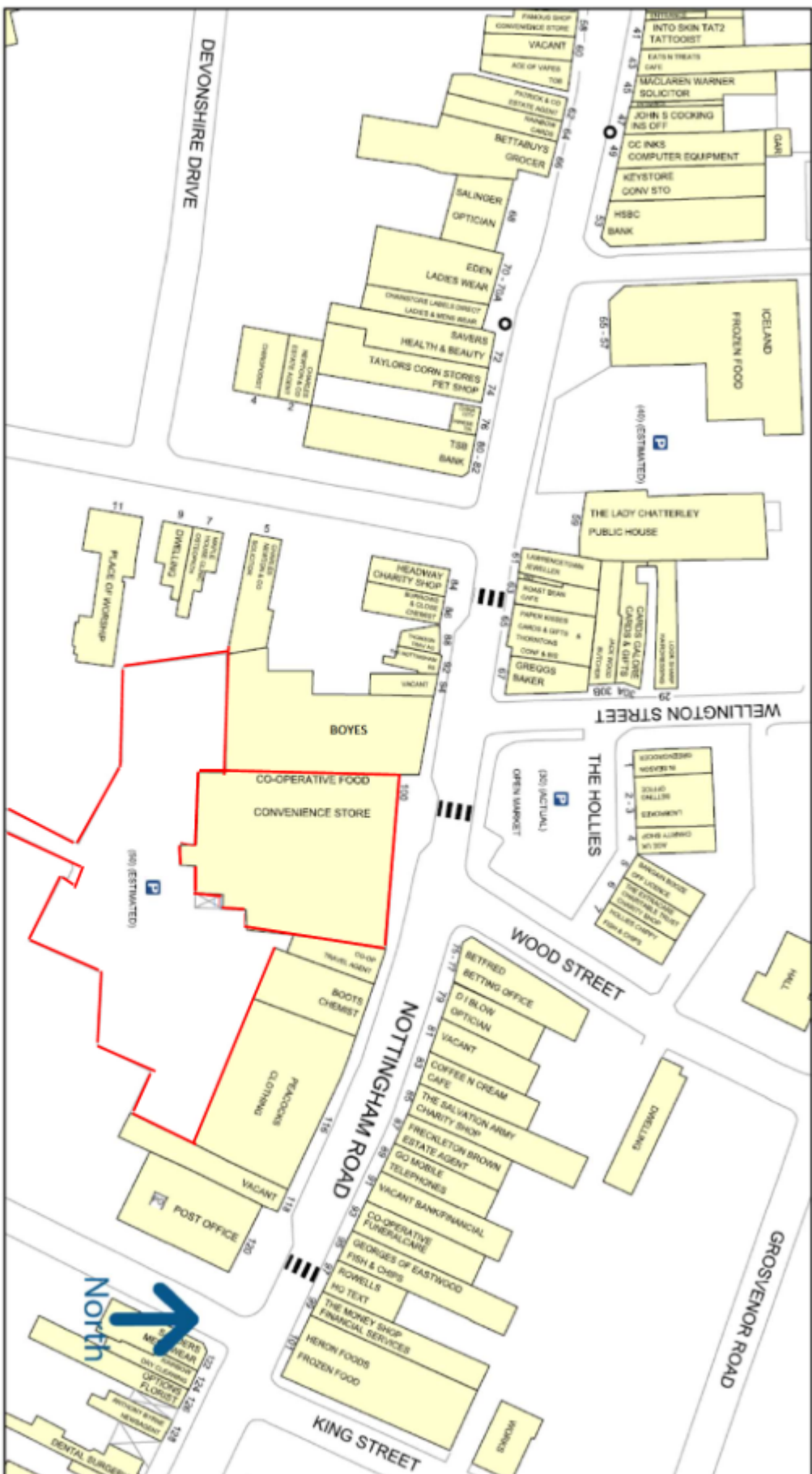






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