



96 Derby Road
Stapleford, Nottingham NG9 7AD

SUBSTANTIAL AND PROMINENT
BUILDING IN THE TOWN CENTRE OF
STAPLEFORD

£13,500 Per Annum



AN OPPORTUNITY HAS ARISEN TO LET THIS SUBSTANTIAL AND PROMINENT BUILDING IN THE TOWN CENTRE OF STAPLEFORD.

Offering accommodation over three floors, totalling 239 m² (2,572 ft²) of internal space.

Formally a pharmacist, this building lends itself to a variety of uses such as financial services, health care, such as dentists beauticians, as well as retail.

The accommodation, to the ground floor is some 114 m² (1,227 ft²) and is arranged with an open plan retail space of approximately 45 m² (454 ft²) with a frontage of 6.5m. The remainder of the ground floor consists of consultancy and store rooms, as well as back office space.

The second floor has a similar square meterage to the ground floor and is arranged into office and staff facilities. There is an additional office store to the second floor.

Situated on Derby Road, within Stapleford town centre, which offers a variety of national and independent retailers as well as a variety of bars, public houses, restaurants and service industries. There is a regular bus service which passes the property, linking Nottingham and Derby and junction 25 of the M1 Motorway is approximately two miles away.

Immediate occupation available on a new Sub-Lease.



INTERNAL GROUND FLOOR AREA

()

114 m² (1,227 ft²) arranged as follows:

RETAIL SPACE

21'3" x 22'10" (6.5 x 6.97)

Drop frontage with central door and two shop windows, both with electric shutters.

INNER RETAIL SPACE

23'3" x 10'2" (7.1 x 3.11)

Previously used as a preparation room and is partially open from the front retail area.

CONSULTANCY ROOM

7'0" x 9'1" (2.15 x 2.78)

REAR OFFICE/STORE ROOM

9'1" x 14'5" (2.78 x 4.41)

REAR STORE

11'2" x 7'5" (3.42 x 2.28)

Giving access to a rear lobby, staff toilets and access to an enclosed staircase which then leads to the first floor accommodation.

FIRST FLOOR

Offering approximately 114 m² (1227 ft²) overall space which currently provides for:

LANDING AREA

With corridor and staircase leading to the second floor.

STAFF KITCHEN

14'11" x 9'9" (4.55 x 2.98)

FRONT OFFICE

15'7" x 8'11" (4.77 x 2.73)

FRONT OFFICE 2

21'1" x 10'8" (6.45 x 3.27)

REAR OFFICE

14'10" x 7'6" (4.53 x 2.31)

Connecting door to:

MIDDLE OFFICE

12'0" x 22'11" (3.66 x 6.99)

BATHROOM

With bath, hand basin and w.c. Second w.c.

SECOND FLOOR LANDING

OFFICE/STORE

20'11" x 14'3" (6.39 x 4.35)

OUTSIDE

The property fronts the pavement and there is gated shared access leading to a shared yard.

TERMS

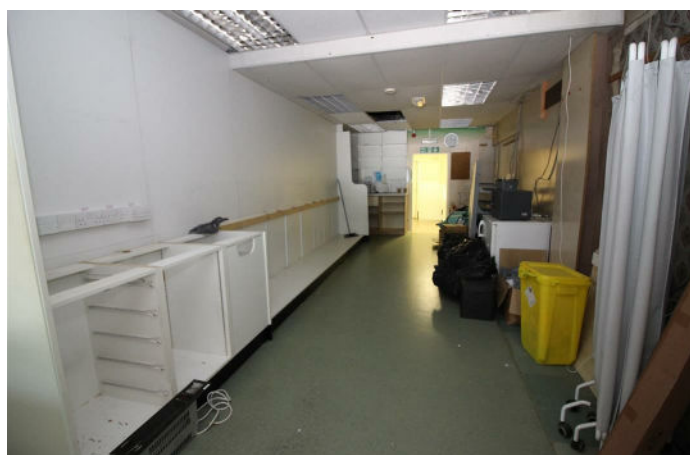
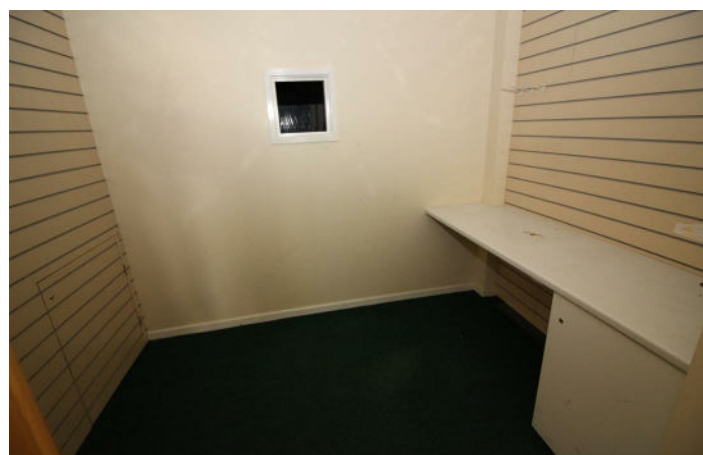
The property is available on a new Sub-Lease with terms to be agreed on an FRI basis.

RENT

The property is available at a price of £13,500 per annum. Planning is A1 (Shops)

RATES

Rateable Value = £12,250





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.