



Derby Road
Stapleford, Nottingham NG9 7BG

£1,050 PCM

- **HIGH PROFILE COMMERCIAL UNIT**
 - **SHOWROOM**
- **TWO REAR ROOMS/STORAGE**
 - **WORKSHOP**
- **PARKING FOR TWO VEHICLES**
 - **55m² SHOWROOM**
 - **57m² BACKROOM SPACE**
 - **18m² STORAGE**
- **REFURBISHED IN RECENT TIMES**
- **SUITABLE FOR A VARIETY OF USES**



AN OPPORTUNITY HAS ARISEN TO LET A HIGH PROFILE COMMERCIAL UNIT, PREVIOUSLY A FURNITURE SHOW ROOM, WITH A USEFUL WORKSHOP AND STORE TO THE REAR.

The showroom offers approximately 55m² (592ft²) of space with a shop front of approximately 6.3m. Beyond the showroom is an additional 57m² (613ft²) of space, subdivided into two storage/work rooms one with natural light. There is a further insulated store/workshop beyond offering 18m² (200ft²) of space.

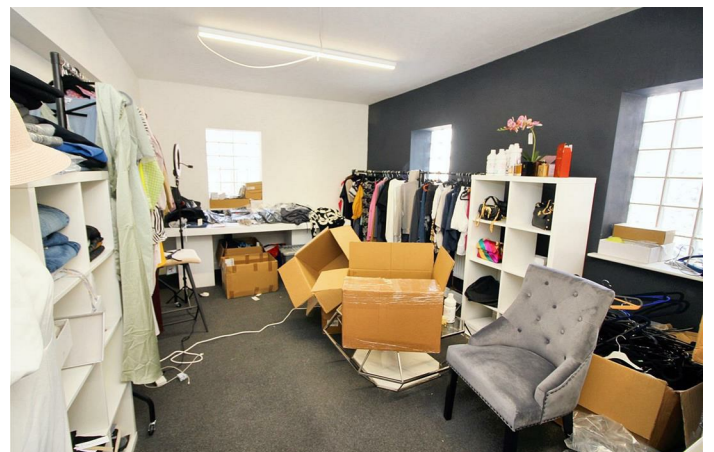
Ideally suited to a range of commercial uses, such as a kitchen showroom with the ability to build cabinets on site in the workshop or indeed any other similar business such as furniture making and bathroom supplies etc.

Fronting Derby Road in a visual position, opposite a busy junction with timed on street parking available at the front and the unit also benefits from two parking bays to the rear, great for deliveries.

Refurbished in recent times with a double glazed shop frontage, gas central heating served from a combination boiler and additional facilities, including both customer and staff toilets.

Located to the west side of Stapleford town centre, on a high street with other retail and service units and lies equidistant between Nottingham and Derby and good transport links.

Available mid-December on a new lease, the terms of which can be negotiated.



SHOWROOM

22'1" narrowing to 20'10" x 27'7" (overall) (6.74 narrowing to 6.37 x 8.43 (overall))

Offering approximately 55m² (592ft²) of showroom or retail space with double glazed shop window and door, various lighting and power.

OFFICE

10'2" x 6'10" (3.10 x 2.1)

CUSTOMER TOILET

Incorporating a two piece suite comprising wash hand basin and low flush w.c.

STOREROOM/WORKSHOP

32'5" x 9'8" (9.9 x 2.97)

Open to inner lobby and door rear storeroom/workshop

INNER LOBBY

11'5" x 9'9" overall (3.5 x 2.98 overall)

wall mounted gas combination boiler (for central heating and hot water,) door to second backroom and door to cellar.

BACKROOM 2

17'0" x 11'4" (5.19 x 3.46)

Natural light provided by glass block windows.

CELLAR

A large space with full head height and light.

STORE ROOM/WORKSHOP

20'7" x 9'6" (6.28 x 2.92)

Light and power and security door leading to rear yard.

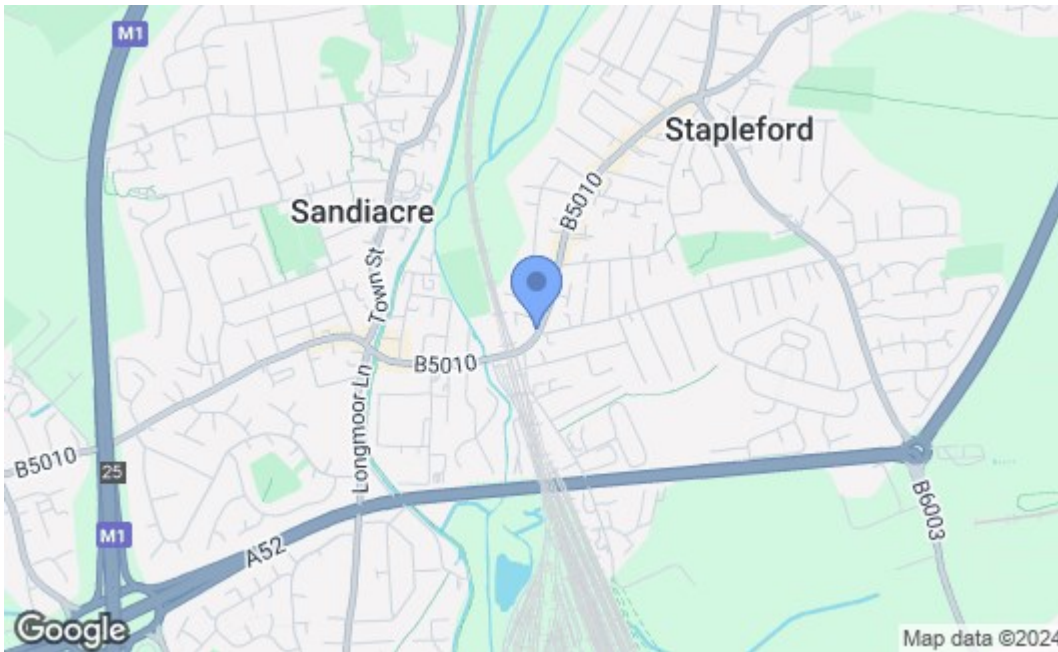
REAR YARD

Hard standing, suitable for two vehicles or loading bay

TERMS

The property is available on a new internal repairing, exclusive lease. Terms to be negotiated.





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.