

137b Derby Road
Stapleford, Nottingham NG9 7AS

A TWO STOREY COMMERCIAL BUILDING.

£1,200 PCM

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An exciting opportunity to let a high profile, two storey commercial building within a shopping precinct in the heart of Stapleford town centre.

Offering approximately 120sqm (1292sqft) of overall internal space, split equally between the two floors. This building has been refurbished and is offered as a turn-key property for the incoming tenant to begin trading immediately.

The property would suit many businesses, including a cafe or coffee house, or alternatively as a retail unit, offices, consultancy, etc.

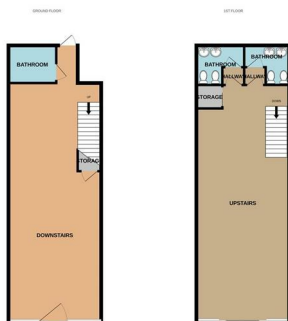
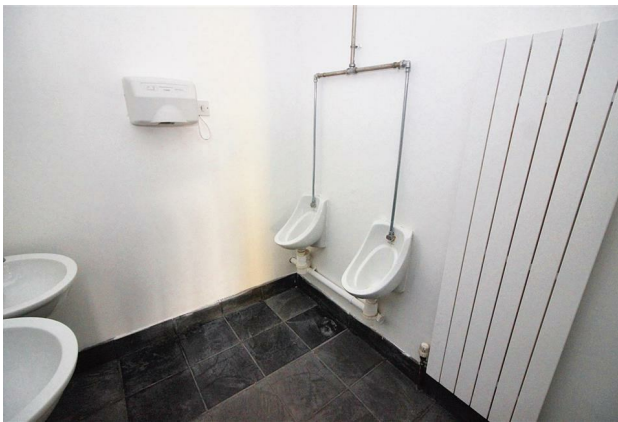
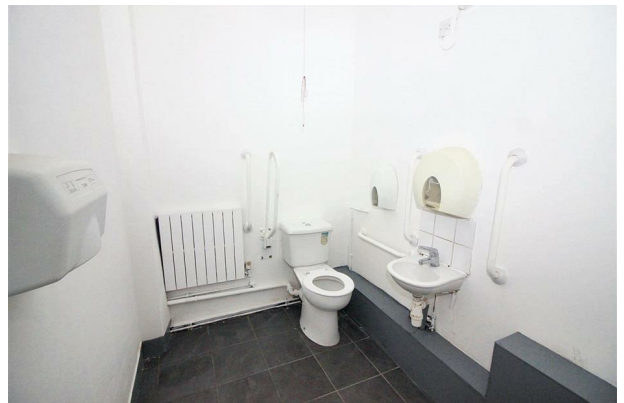
The ground floor frontage has two sets of bi-fold doors into a block paved courtyard which has previously had planning permission for the erection of two jumbrellas, therefore providing a space for alfresco seating. The first floor frontage also enjoys two sets of bi-fold doors opening into a Juliet balcony.

Facilities include a disabled WC to the ground floor and separate Gents and Ladies WC facilities to the first floor. There are air conditioning units and gas central heating boiler for ancillary radiators and hot water.

Situated on a busy precinct with unrestricted visitor parking to the front and there is a shared service yard where there is a hard standing for loading/unloading and an attached store.

Stapleford sits equidistant between the cities of Nottingham and Derby with good transport links between the two cities, has a population of around 15,000 and has recently been appointed with £21.1million of Government funding for further infrastructure projects as part of the town's fund and levelling-up scheme.

Available immediately on a new lease with terms to be agreed. Viewing is recommended.



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		58	66
(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.