

**2 FIRST FLOOR ROOMS TO LET**



6 Derby Road, Sandiacre, Nottingham,  
NG10 5HS

**£400 PCM**

**TO RENT : TWO FIRST FLOOR  
CONSULTANCY ROOMS ABOVE  
AN ESTABLISHED BARBER SHOP.**

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## 6 Derby Road Sandiacre, Nottingham NG10 5HS

An opportunity has arisen to rent two first floor consultancy rooms above an established barber shop.

Newly refurbished, these first floor rooms can be used as consultancy rooms, office, etc. and will be ideal for those fledgling businesses looking to expand from working from home, or complimentary business to the ground floor use such as a nail bar, beautician, tanning salon, etc.

The combined two rooms offer 18.65sqm of useable space and will have exclusive use of the first floor with shared WC and kitchenette facilities.

The building is situated in the heart of Sandiacre on the main high street, a busy thoroughfare which is on a bus route and there is public car parking nearby.

The rooms are to let on a 12 month license, inclusive of all services, i.e., electricity and broadband, and there may be an opportunity to have a water supply upon request.

### ACCESS

The first floor rooms are accessed from an internal staircase within the barber shop, a split landing giving access to the two rooms.

ROOM ONE 9'9" x 9'7" (2.99 x 2.94)

Electric heater and double glazed window to the front.

ROOM TWO 10'11" x 9'7" (3.35 x 2.94)

Electric heater, double glazed window to the rear.

### LEASE INFORMATION

The two rooms are to be let as a whole on an initial 12 month license to occupy at £400 PCM inclusive of services (electricity and broadband). There is a possibility of a water supply to the rear room subject to agreement.

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.