



9 Flatts Lane, Calverton, Nottingham, NG14 6LA

£995 PCM

A fantastic opportunity to rent a highly prominent ground floor retail unit. Area aproximatally 58m2. Located on a busy High Street.

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The unit is offered with vacant possession. 58m² approximately.

Flatts lane is a busy market town high street located on the outskirts of Nottingham, the unit is situated just off the main High street with good footfall, national retailers such CO-OP found close to hand.

The property comprises an rectangular shaped Shop/showroom with Preparation areas, Kitchen and W.C. Located on a good size plot with communal parking to the front and side elevations.

Owners are open for discussion regarding the monthly rental figure to reflect or compensate for the cost of improvements made/required.

We are also open to carrying out works prior to rental.

This commercial unit offers a blank canvas ready for incoming purchasers to stamp their mark.

Main Shop Unit 12'11" x 19' approx (3.94m x 5.79m approx)

Double glazed window to the front elevation, glazed entrance door, suspended ceiling, offering a blank canvas for incoming tenants, door leading to side lobby with separate front entrance door, archway leading through to additional kitchen/seating area.

Rear Section 23'1" x 8'6" approx (7.04m x 2.59m approx)

Secure access door to the rear elevation leading to communal rear courtyard, window, archway to additional store/office.

Store/Office 13'3" x 8'6" approx (4.04m x 2.59m approx)
Door to ground floor WC, corridor with separate access to front door.

WC 5'3" x 2'5" approx (1.60m x 0.74m approx)
Low level flush WC.

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.