

Robert Ellis

look no further...



27B Flamsteed Road, Nottingham, NG8 6LR

£750 PCM

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Ground floor retail unit offering 67 SQM (721 SQFT) of internal space. Situated in a prominent parade of shops within a traditional and established residential suburb.

Front retail space of 36 SQM with further room beyond offering 19 SQM. Ideal for hairdressers, barbers, beauticians, or as a specialist retail outlet, coffee shop etc.

Offering a good visual frontage within a parade of shops which includes a Premier grocery store, there are public parking bays to the front off the main road where there is a bus stop adjacent. There is an enclosed communal rear yard which can be used for loading/unloading, as well as parking.

Available Immediately.

Shop Front 22'6" x 17'3" (6.88 x 5.27)

Double Glazed Frontage with central door. Suspended ceiling with led panel lights

Back Room 17'3" x 11'8" (5.27 x 3.56)

Handwash sink unit and stainless steel sink unit with single drainer.

Rear Lobby

Fire escape door to rear yard. Door to store room and WC

Store Room 6'4" x 5'6" (1.95 x 1.7)

WC

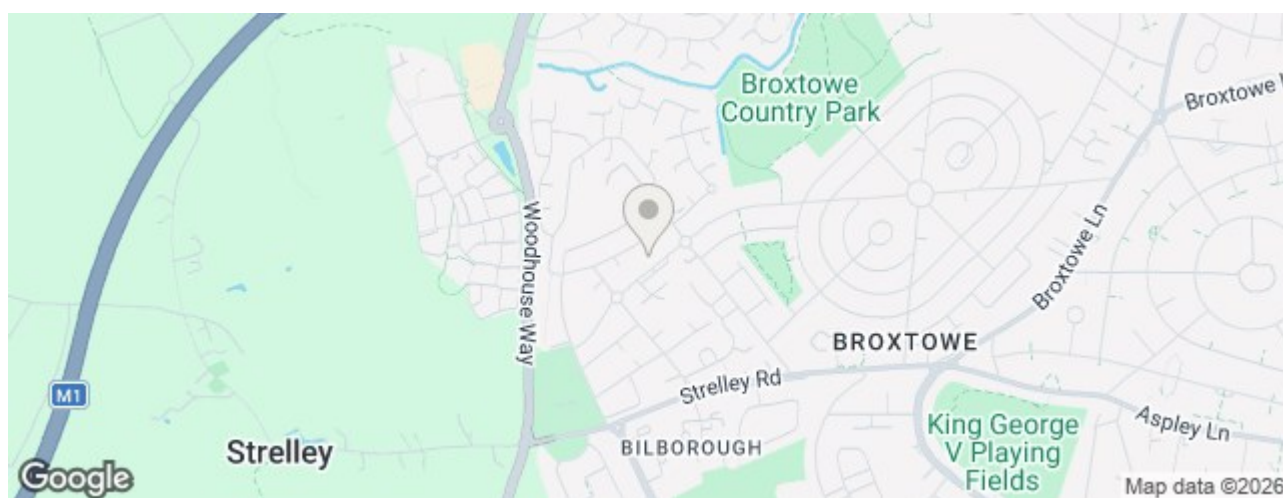
Wash hand basin and WC

RATEABLE VALUE

the current rateable value is £6500. This is not the amount payable but used to calculate business rates. As this figure is within business rates relief, it may be possible for the incoming tenant to benefit from this. For further information, please contact the Local Authority.

TERMS

The unit is available on a new internal repairing lease, AT £750 PCM terms to be negotiated.



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.