

# Robert Ellis

*look no further...*



28 Derby Road, Stapleford, Nottingham,  
NG9 7AA

**£850 PCM**

An opportunity has arisen to a  
retail unit on a prominent high  
street position.

0115 9490044



/robertellisestateagent



@robertellisea

## 28 Derby Road Stapleford, Nottingham NG9 7AA

An opportunity has arisen to let a retail unit offering 57 SQM (614 SQFT) on a prominent high street position.

Formerly Hyper, an iconic and well loved shop in the centre of Stapleford. The building has been redeveloped into 2 smaller units, this being the left hand one.

Now offering a "White Box" commercial unit, newly refurbished with porcelain tiled flooring, suspended grid ceiling with LED lighting and new shop front. There is a staff WC and provision for a kitchenette.

Situated in the town centre of Stapleford, a traditional small town equidistant between Nottingham and Derby. Stapleford has recently been awarded the £21.1 million of Government funding as part of the town's fund Levelling Up deal, and there are a number of projects that are underway to make this into a vibrant destination town.

Available immediately. To view, please contact the Stapleford Branch of Robert Ellis.

Retail Space 35'0" x 17'4" (10.67 x 5.3)

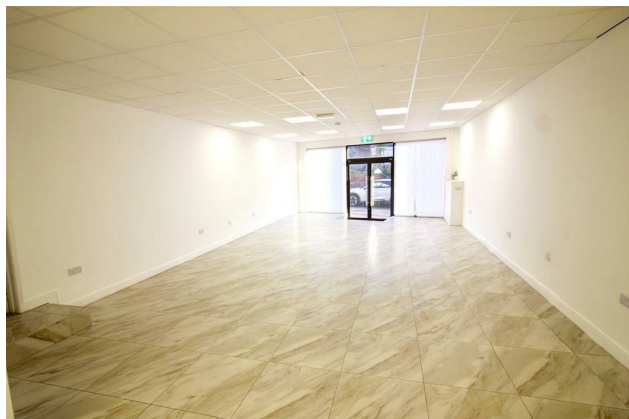
Newly fitted Shop Front with central door. Suspended grid ceiling with inset LED lighting. Porcelain tiled floor. Particition to provide space for kitchette with first fix plumbing.

Staff WC

Wash hand basin and WC

LEASE

To be let on a New Internal Repairing Lease at £850 PCM exclusive. Term 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.