

74 Station Road, Sandiacre, Nottingham, NG10 5AP



£500

A GROUND FLOOR RETAIL/COMMERCIAL OF APPROX 34 SQM (365 SQFT) UNIT TO LET

Recently refurbished and available immediately, the unit consists of a front retail space of approximately 22.1sqm with a generous shop frontage, and there is a back room of approximately 11.9sqm.

Situated on a busy thoroughfare on the old Derby Road, linking Nottingham and Derby, and just over the bridge from the town of Stapleford. Currently with A1 use class for retail and ideal for hairdressers, barbers, nail bar, etc.

A great small business opportunity. Viewing recommended.

A lock up retail unit offering 34sqm (356sqft) of space. Consisting of two rooms on a busy thoroughfare available now.

[www.robertellis.co.uk](http://www.robertellis.co.uk)



Whilst every endeavour has been made to present a proper description of the property, these particulars do not in any way constitute either the whole, or any part, of an offer or contract. Any intending purchaser is advised to make their own independent enquires and inspections.

For more information or to arrange a viewing call 0115 9490044

Robert Ellis

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## RETAIL SPACE

15'8" x 12'11" overall (4.79 x 3.96 overall)

An irregular shaped room which is double fronted with central front entrance door and double glazed. Door to the back room.

## BACK ROOM

16'1" x 8'11" approximately (4.92 x 2.74 approximately)

An irregular shaped room with double glazed window, wash hand basin. Door to cellar.

## CELLAR

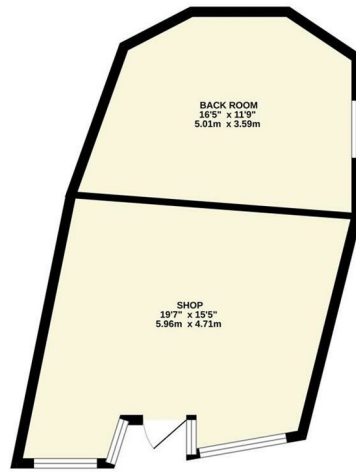
A single compartment which sits under the back room.

## AGENT'S NOTE

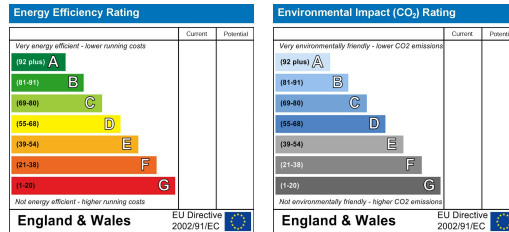
The property is available immediately on an internal repairing lease on negotiable terms.

The current rateable value is £3000. This is not the amount payable, but used to calculate business rates. As the rateable value is below £12,000, it may be possible to apply for Small Business Rate Relief - for further information, please contact Erewash Borough Council.

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the figures contained here, measurements of plots, buildings, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should not be used as a substitute for any professional survey. The accuracy of the figures should not be relied upon and no guarantee is given as to their accuracy or otherwise. ©2023



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