



TO LET

912 WOODBOROUGH ROAD

MAPPERLEY, NOTTINGHAM
NG3 5QR

58.68 sq m **(631 sq ft)**

Retail unit on popular high-street

- Retail opportunity on Mapperley Top
- Suitable for a variety of uses
- May benefit from Small Business Rates relief
- Vibrant nightlife and community feel
- Busy footfall and great local occupiers
- Sought-after high street location



NG Chartered Surveyors
Roseway House | Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG



LOCATION

Situated in a prominent position on Woodborough Road in the affluent suburb of Mapperley.

The property is located on the busy and popular Mapperley Top high street which is dominated by good quality national and retail occupiers including Co-op, Sainsbury's, Birds Bakery, Costa, KFC plus a large variety of local independent occupiers.

The location also benefits from various public car parks and great transport links.

DESCRIPTION

The property comprises a main sales area with glass frontage on to the high street, together with WC and a small kitchenette. There is 1 car parking space to the rear.

ACCOMMODATION

Measured on a Net Internal Basis, we calculate the floor areas to be:

	SQ M	SQ FT
Sales Area	40.63	437
Ancillary	18.05	194
TOTAL NIA	58.68	631
Garage	15.67	168

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

SERVICES

Electricity and water services are evident within the property, but we can provide no warranty with regard to the capacity or connectivity.

EPC

The property EPC can be provided by the agents upon request.

TOWN & COUNTRY PLANNING

We understand the property has an established consent for uses falling within Class E (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order revised 2020.

BUSINESS RATES

Charging Authority:	Gedling Borough Council
Description:	Shop & Premises
Rateable Value:	£11,750
From:	1 st April 2026

TENURE

The property is available by way of a full repairing and insuring lease for a term of years to be agreed.

RENT

£18,500 per annum.

VAT

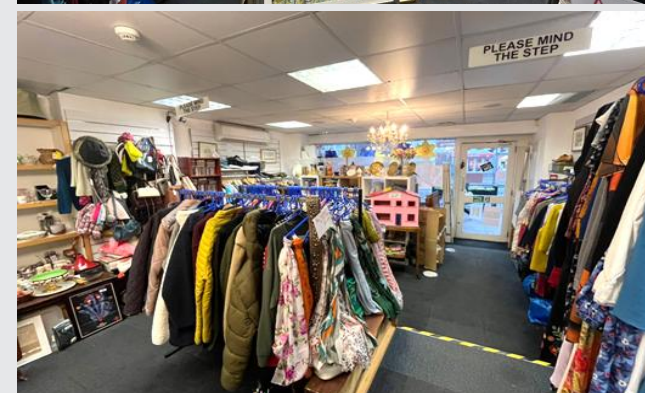
VAT is not applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction.

OUR ANTI-MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful tenant.



SUBJECT TO CONTRACT

Viewing: By prior appointment with the sole agents.

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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.