Pepperdine & Freckingham

commercial sales & lettings



24-26 High Street, Hucknall, Notts, NG15 7HD

Well presented takeaway unit to Let in Hucknall Town Centre

£12,500 per annum plus VAT

Circa 600 Sq Ft

- Lock up take away unit to let
- 600 Sq ft unit
- £12,500 per annum + VAT
- Prominent location in Hucknall Town Centre
- Partially equipped kitchen
- Available Immediately
- Store and prep room

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Summary

Size - 600 sq ft
Rent - £12,500 per annum
Vat - Applicable
Business Rates - £6,100 Small Business Rate Relief should apply
Legal fees - Each party to bear their own costs
Deposit - Equal to 3 months rent
EPC - TBC

Description

The takeaway unit offers large window frontage and circa 600 sq ft of space - with rear stock room and prep room.

Benefitting from customer entrance and waiting area, serving counter in situ, with open kitchen area with extractions. The first floor only offers ladder access but is suitable for storage. Staff and customer w/c.

Location

The area has excellent transport links with the A611 running North to South and midway between junctions 26 and 27 of the M1 Motorway.

Nottingham is well positioned within the Midlands, with an estimated population of circa 280,000, the city can be accessed from 3 exits from the M1 (J24 in the South Via the newly built dual carriageway A453, J25 via the A52 at Derby, and J26 Via the A610 to the North) The A453 junction to the South of the City leads to Kegworth and Castle Donington, ideal for Nottingham East Midlands airport and Donington Racetrack.

Terms

Offered to let on fully repairing and insuring terms based on a 5 year lease agreement - The initial passing rent will be £12,500 per annum plus vat. Landlords building insurance will be re-charged at cost. A rent deposit equal to 3 months rent will be payable.

Services

We are advised that all mains services are connected to the property, these services have not been tested by the agent.







Viewing and Further Information

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