



Rex Gooding

To Let

**198 Beardall Street,
NG15 7JU**

£12,500 per annum.

Location

The subject property is located just off Watnall Road (B609), approximately 7 miles north of Nottingham City Centre and 5 miles from Junction 26 of the M1.

Hucknall High Street is within 5 minutes walking distance, with major retailers including Boots, Costa Coffee, Greggs and Specsavers.

Accommodation

The property has the following approximate net internal floor area, measured in accordance with the RICS Code of Measuring Practice:-

Ground Floor 50 sq m 538 sq ft
First Floor 50 sq m 538 sq ft
Total 100 sq m 1,076 sq ft

The Building

Within Walking Distance of Hucknall High Street
Refurbished to a High Standard
6 Parking Spaces
Secure Premises with Intruder System

| Ground Floor | Sq m | Sq ft |
|--------------|------|-------|
| Office | 50 | 538 |
| Kitchen | | |
| First Floor | | |
| Bathroom | 50 | 538 |
| W/C | | |

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Refurbished Offices

For further information and to arrange access for an onsite inspection please contact Rex Gooding on 0115 945 5553 or info@rexgooding.com

0115 9455 553
info@rexgooding.com
4 Albert Road, West Bridgford, NG2 5GQ

Sales. Lettings. Property Management.

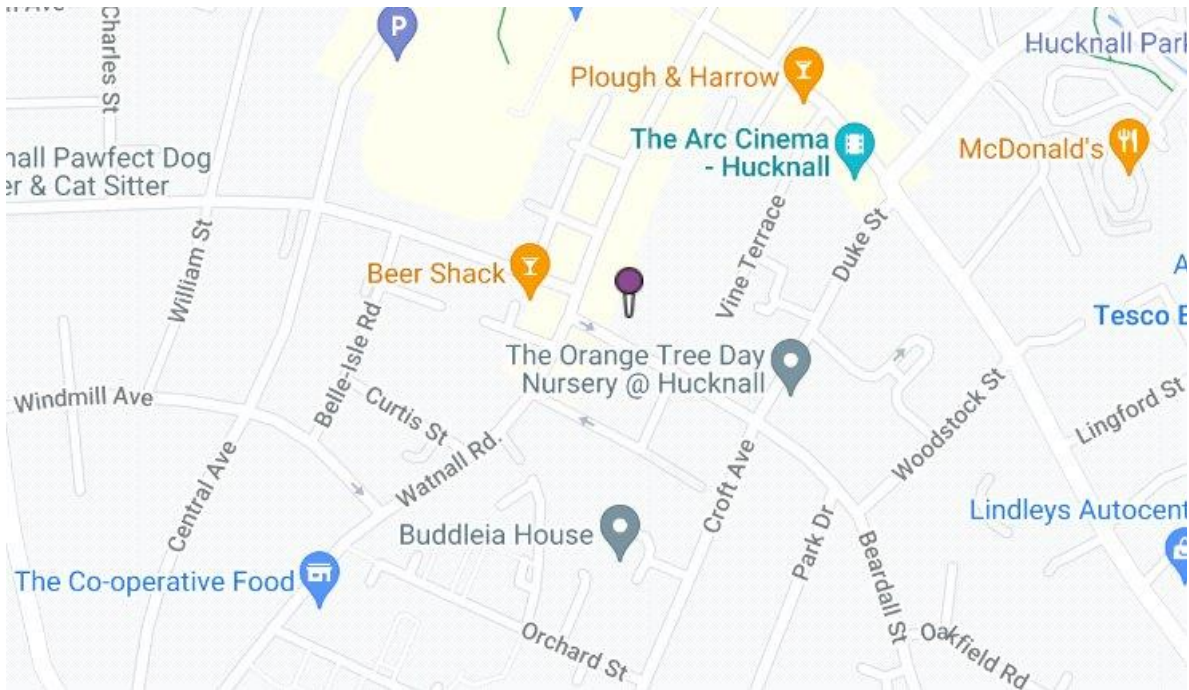
Rex Gooding

Partnership No. OC317866 Regulated by RICS





Location Plan



Tenure

To be advised

Planning

The property has an established consent for use as offices falling within Class E (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order revised 2020.

Business Rates

The business rates are assessed as follows;

Rateable Value: £7245

The occupier may be eligible for 100% exemption on Small Business Rates Relief. Interested parties should enquire with the local council.

Legal Costs

Each party is to bear their own legal costs.

VAT

The building is not elected for VAT.

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 purchaser.

Floor Plans

EPC

PROPERTY MISDESCRIPTION ACT

1. All statements contained in these particulars as to this property are made without responsibility on part of Rex Gooding, 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.

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