

To Let

**Ground Floor Unit
West, The Futurist,
Valley Road, NG5 1JE**

£24,000 per annum.

Location

Located in the Basford district of Nottingham at the junction of Valley Road and Nottingham Road, formally known as The Futurist Cinema building. This iconic building is located just off the ring road (A6514) providing excellent transport links to the city and the major arterial routes

The Building

The property comprises a self contained warehouse with roller shutter door, separate reception entrance and small office.

Accommodation

Ground Floor Warehouse with a roller shutter door. There is a reception area with pedestrian access. Separate office. 2 WC;s and small kitchenette.

Ground Floor	SQ M	SQ FT
Warehouse	236	2500
Front Reception	20	220
Small Office	4.7	50
Small Kitchenette		
WC's x 2		

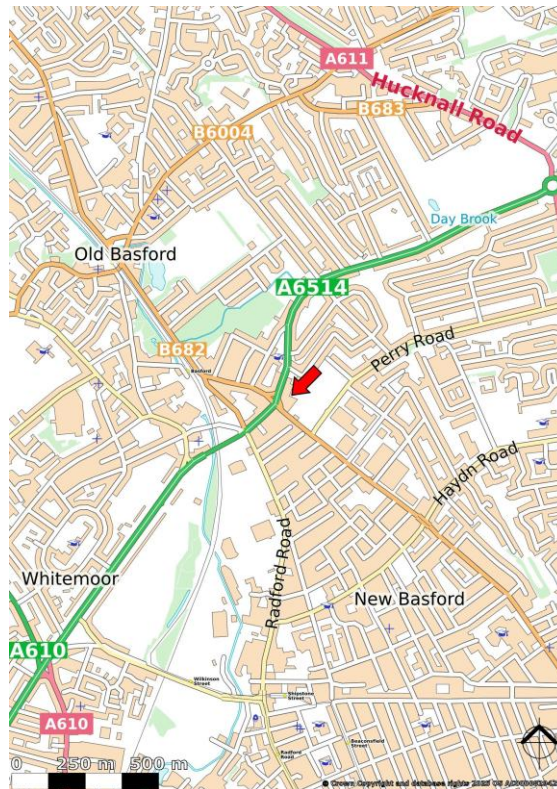
The property has the above approximate net internal floor area, measured in accordance with the RICS Code of Measuring Practice

Light Industrial

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



Location Plan



Tenure

A lease for a Term of years to be agreed.

Planning

The property has planning consent for Class E Uses under the Town & Country Planning (Use Classes) Order 2020 as amended. Alternative uses may be permitted and interested parties are advised to liaise with the local planning authority.

Business Rates

Rateable Value: £7,800.00

Legal Costs

Each party is to bear their own legal costs.

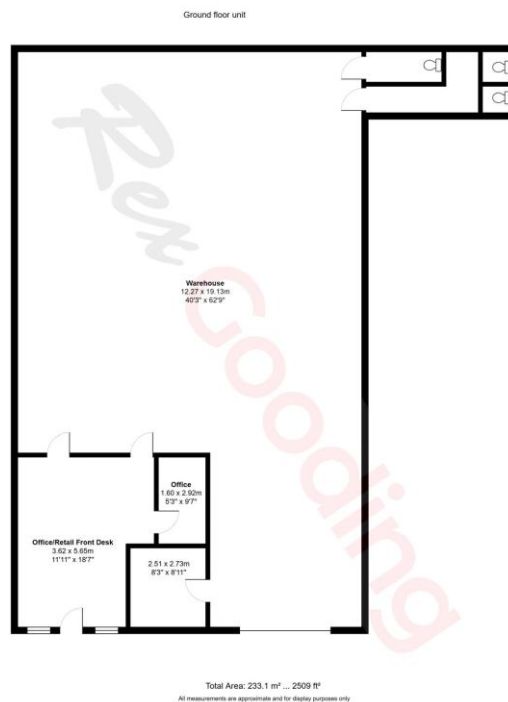
VAT

The rent is not subject to 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.

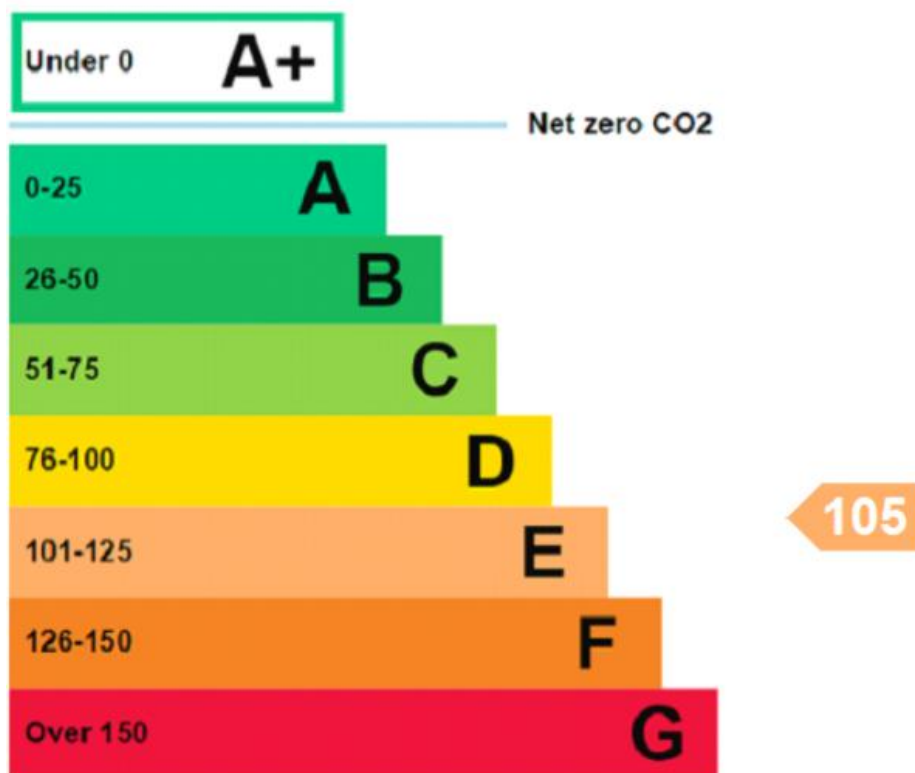
Floor Plans



EPC

Energy efficiency rating for this property

This property's current energy rating is E.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

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.

0115 9455 553

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Rex Gooding

