

**RAPLEYS**

rapleys.com  
**0370 777 6292**

## TO LET

### Prime Trade Counter Unit

14 Poulton Drive (Daleside Road),  
Nottingham NG2 4DH

CONTACT **Mike Bumford**  
07788 412168 | michael.bumford@rapleys.com  
**Daniel Cook**  
07795 660259 | daniel.cook@rapleys.com



459.61 sq m (4,947 sq ft)

Prominent trade counter unit

Frontage to A612

Located within established  
trade/retail area

16 car parking spaces

Nearby occupiers include **Aldi**,  
**Costa Coffee**, **KFC**, Robin Hood  
**Harley-Davidson** and  
**Topps Tiles**

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### Location

The property is located approximately 1.5 miles to the east of Nottingham city centre and 2.5 miles from the A52 which, via the A6011 (Radcliffe Road), provides access to the property from its junction with the A612.

Nearby occupiers include **Aldi**, **Costa Coffee**, **KFC**, Robin Hood **Harley Davidson** and **Topps Tiles**.

The Lady Bay Retail Park is located approximately 200 meters to the west, where occupiers such as **B&M**, **Dreams**, **Hobbycraft** and **The Range** are located.

### Description

The subject premises comprises a single-storey trade counter unit which provides a showroom, warehouse/workshop and office space.

The property benefits from a glazed return frontage, suspended ceilings, air conditioning, recessed lighting and tiled floor to part.

The warehouse has a height, to eaves, of 5 meters.

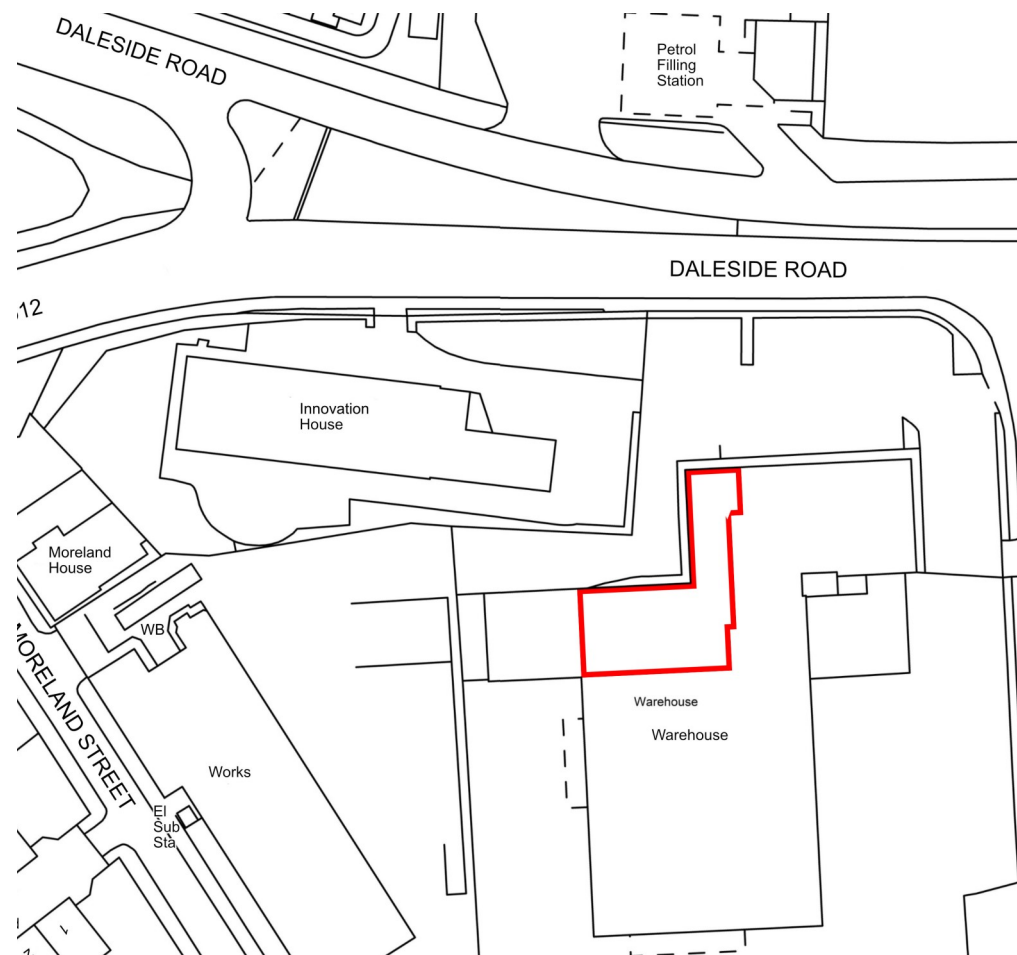
The property is arranged in an “L” shaped configuration with the benefit of generous on-site car parking.

### Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
<b>Total</b>	<b>459.61</b>	<b>4,947</b>

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



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### Tenure

Leasehold.

### Terms

The property is available to let on a sub lease for a term of years to be negotiated.

Rent upon application.

### Rating

We are advised that the Rateable Value for the property is £21,750 and the UBR for 2022/23 is 49.9p in the £ therefore rates payable for 2022/23 is £10,853.25.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available. Further information is also available on the [Government website](#).

### Energy Performance

Energy Performance Asset Rating: TBC.

### VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

### Viewing

Strictly by appointment with the sole agents.



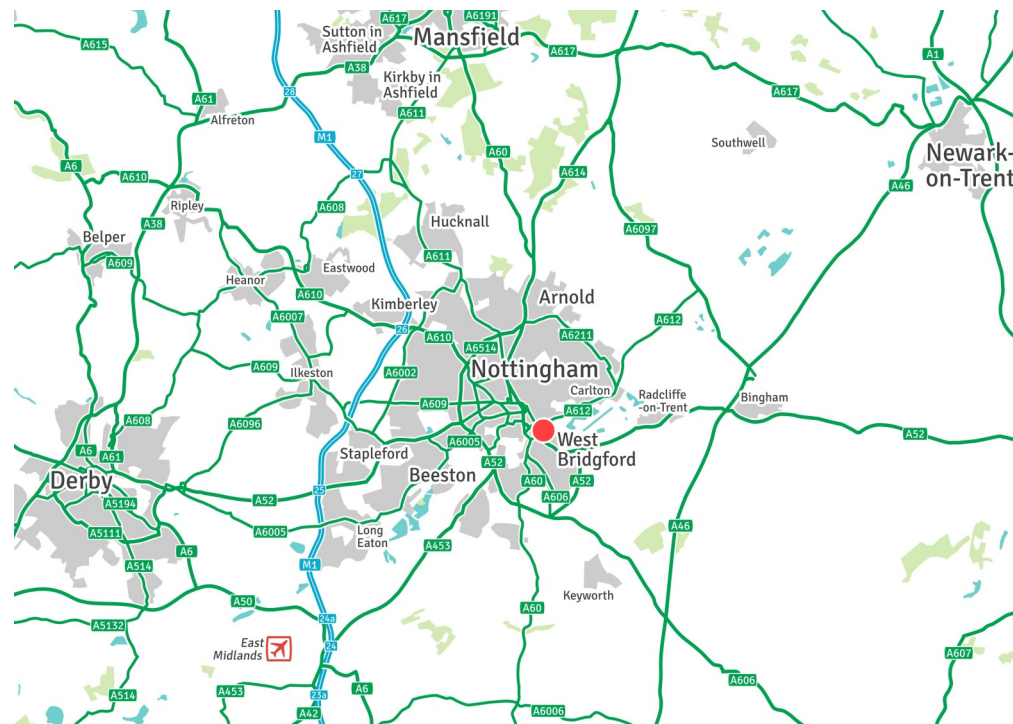
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