

TO LET Prime Trade Counter Unit

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



Contact

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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 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 metres to the west, where occupiers such as B&M, Dreams, Hobbycraft and The Range are located.

Description

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

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

The warehouse section of the unit has an eaves height of 5 metres.

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

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 £28,750 and the UBR for 2023/24 is 49.9p in the £ therefore the rates payable for 2023/24 are £14,346.25.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Energy Performance

Energy Performance Asset Rating – D.

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.

459.61 sq m (4,947 sq ft)

Prominent trade counter units

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



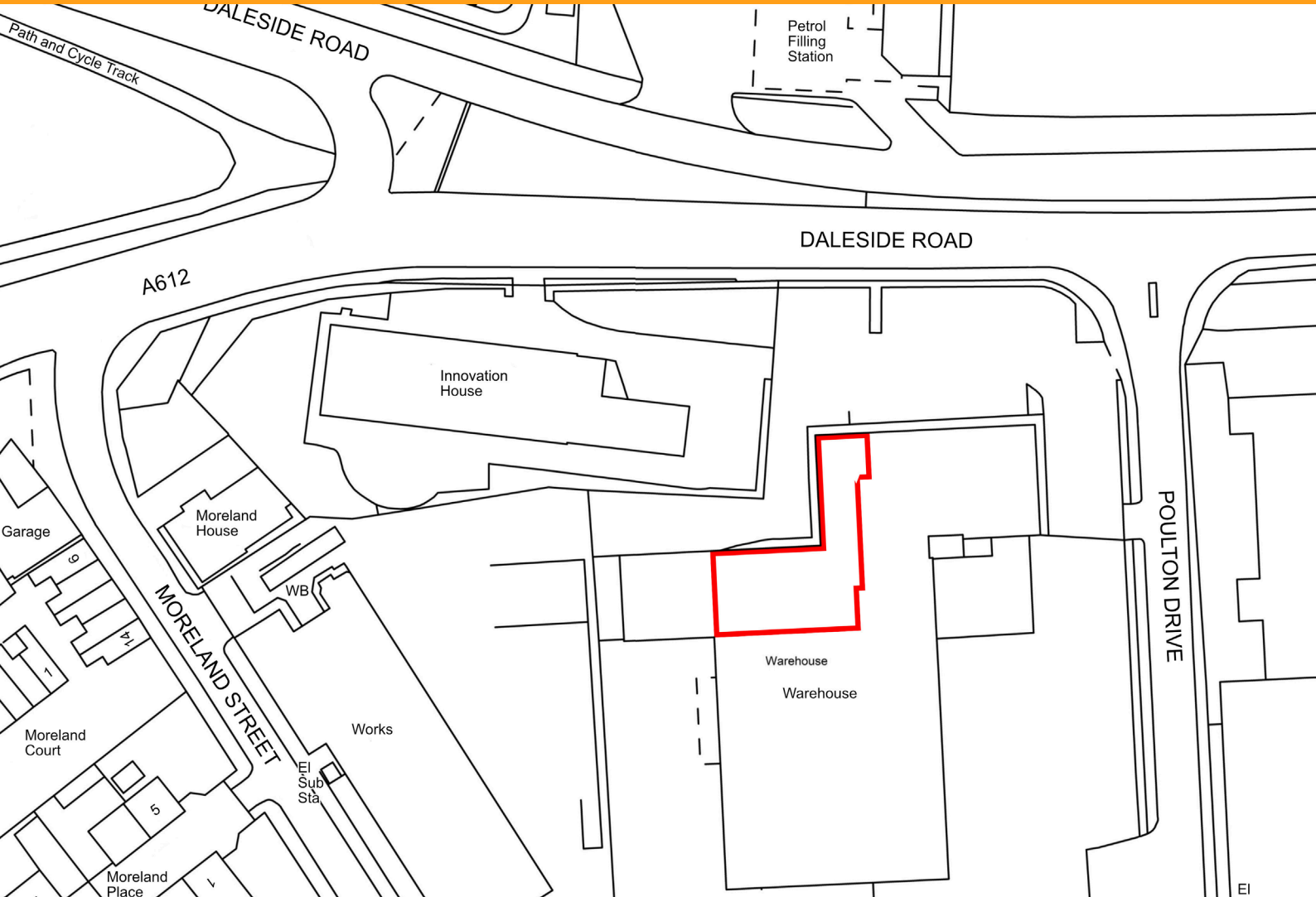
Leasehold

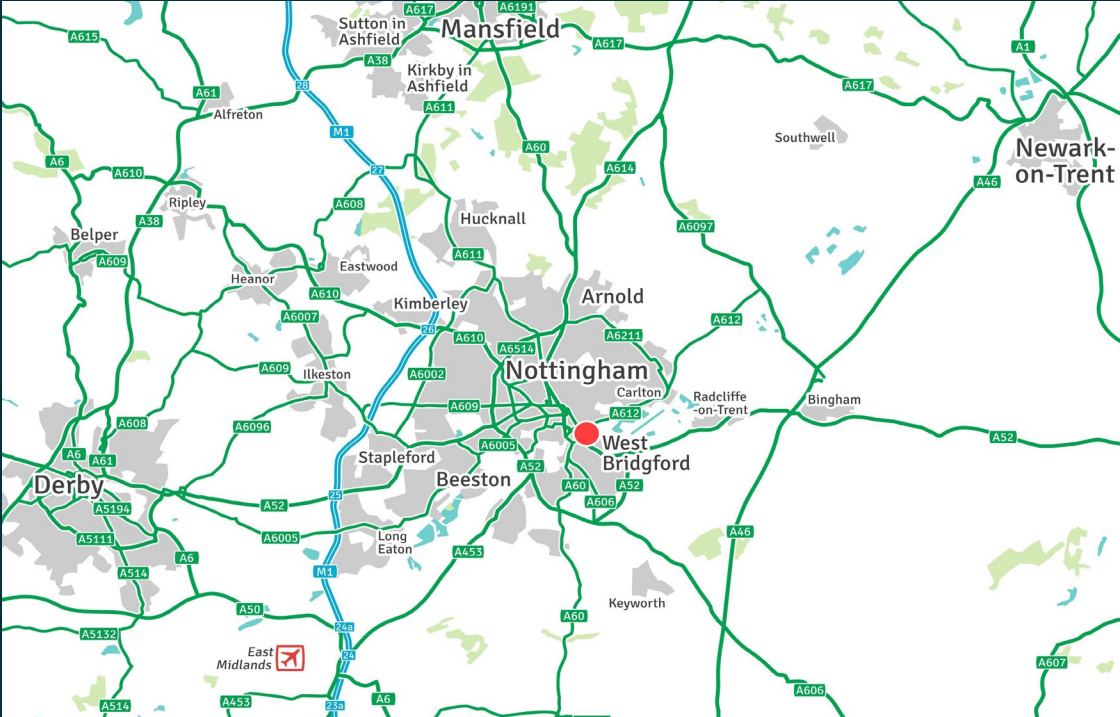
Accommodation

The property comprises the following approximate floor areas:

	Sq m	Sq ft
Total	459.61	4,947

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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