

TO LET

Prime Trade Counter Unit

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

Key information

- ❑ 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, KFC, Robin Hood Harley Davidson and Topps Tiles

Contact

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Open Viewing Day
Wednesday 3rd September
11am to 1pm

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, KFC, Robin Hood Harley Davidson and Topps Tiles.

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

Description

The subject premises comprise a single storey trade counter unit providing 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.

Energy Performance Rating

Energy Performance Asset Rating – D

Terms & Tenure

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

Rent upon application.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same

VAT

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

Rating

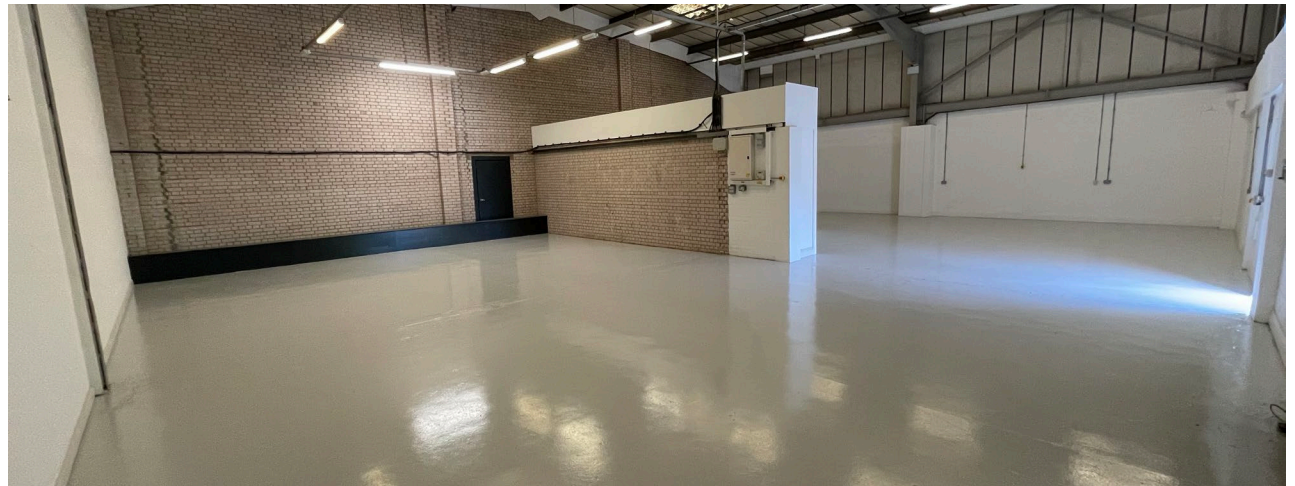
We are advised that the Rateable Value for the property is £28,750 and the UBR for 2025/26 is 49.9p

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 at www.gov.uk/calculate-your-business-rates.

Viewing

Strictly by appointment with the sole agents..

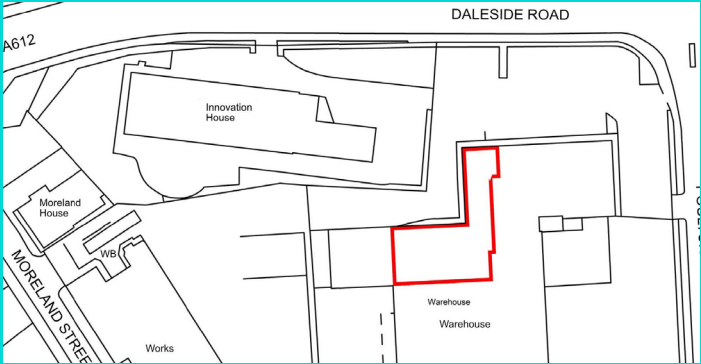


Accommodation

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.



Our services

Our services are designed to help you understand the value of your property, and to ensure that you are getting the best possible return on your investment. We offer a range of services, from basic valuation to full-scale project management.

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