



346 Southchurch Drive, Clifton, Nottinghamshire, Nottinghamshire NG11 9FE

Neighbourhood Retail Premises

- ▶ **£15,000 per annum exclusive**
- ▶ **NIA 1,598 SQFT (148.5 SQM)**
- ▶ **NET Tram stop in immediate vicinity**
- ▶ **Nearby occupiers including Central Co-Op, Co-Op Funeralcare, Coral and Vets4Pets**

For enquiries and viewings please contact:



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Location

The subject premises is located within Clifton, a large suburb of Nottingham with a population of circa 23,000. Clifton is situated 5.4 miles southwest of Nottingham City Centre. Nottingham Trent University Clifton Campus is located directly off the A453 and has a resident population of over 9,000 students.

The town benefits from excellent public transport including the NET Tram Network, frequent bus services as well as connections to the national road network via Junction 24 of the M1 Motorway c. 7 miles away.

The property is positioned within a large retail parade off of Farnborough Road. The premises benefit from shared off road parking for up to 58 vehicles as well as rear access.

The parade consists of 13 retail units which include national retailers such as Coral, Co-op and Vets4Pets as well as a range of independent occupiers.

Description

The property comprises a ground floor retail premises, forming part of a detached property of brick construction with Co-op Funeral Care occupying the adjacent unit. The premises benefits from a fully glazed frontage and is configured internally to provide a fully carpeted showroom and sales space with LED lighting and ancillary storage to the rear with rear access for deliveries.

Accommodation

	Sq M	Sq Ft
Sales	88.7	955
Ancillary	59.7	643
Total	148.5	1,598

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

We understand the property benefits from planning consent for the following uses:

Class E (Commercial, Business and Services use).

Making the premises suitable for uses such as a shop, cafe, restaurant, office, clinics, health centre and day nurseries.

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Tenure

The premises are available by way of a sublease or assignment of the existing lease expiring 11th February 2026. The current user clause permits any use under Use Class E, other uses may be considered subject to Landlord consent.

Alternatively, the property is available on a new effective full repairing and insuring lease for a term of years to be agreed, subject to a surrender of the existing lease.

Business Rates

Property Description: Shop & Premises

Rateable Value: £7,900

Rates Payable: £3,942.10 (based on the small business rates of 49.9p, effective until March 2026).

Some retailers may be eligible for 100% discount on the business rates. Interested parties should make their own enquiries of the VOA website or the local planning authority.

All retail, leisure and hospitality users will be entitled to 40% rates relief or rates payable up until April 2026.

(Source: VOA)

Rent

£15,000 per annum exclusive

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of C-57

Viewings

Viewings are by appointment with sole agents Innes England

Date Produced: 21-May-2025



