



6, Westdale Lane, Nottingham NG4 3JA

TO LET

HOT FOOD TAKEAWAY PREMISES
SUITABLE FOR ALTERNATIVE USES
(STP)

**1,045 Sq Ft
(97 Sq M)**

DESCRIPTION

The property comprises a two storey mid terrace retail unit currently arranged as ground floor retail sales and first floor ancillary / storage with WCs. There is off street car parking to the front of the property with further parking available nearby off Main Road (pay and display).

The property benefits from planning consent for use as a hot food takeaway (sui generis) but would suit a variety of alternative uses (subject to planning).

- ✔ Situated within popular neighbourhood retail parade
- ✔ Ground floor retail sales and first floor ancillary
- ✔ Off street car parking to front of property
- ✔ Planning consent for hot food takeaway use
- ✔ Suitable for a variety of alternative uses (stp)
- ✔ Immediate occupation available



LOCATION

The property is situated within an established neighbourhood retail parade on the northern side of Westdale Lane East at its junction with Gedling Road / Main Road in Gedling, approximately 3 miles north east of Nottingham City Centre.

Other occupiers in the parade include Premier Extra and a number of independent retailers and service providers.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Ground Floor	550	51
First Floor	495	46
Total	1,045	97

VAT

Rent quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

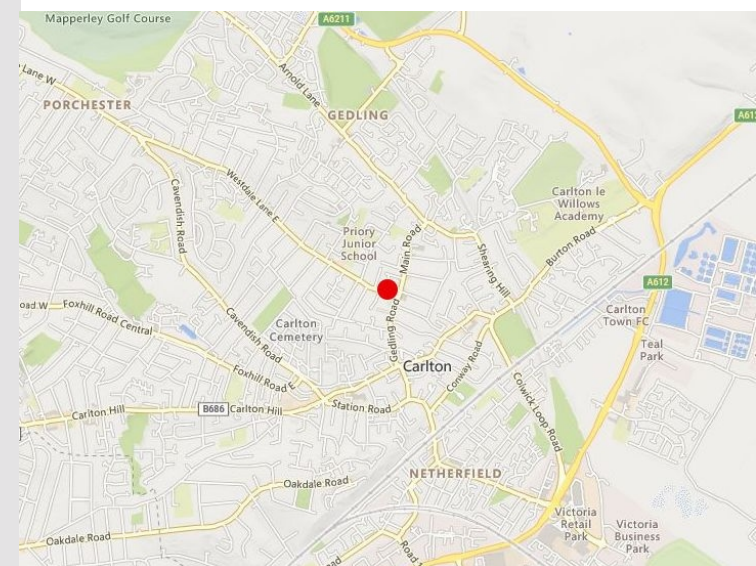
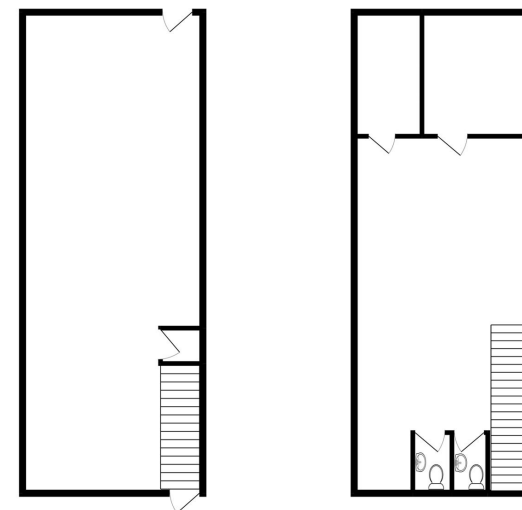
BUSINESS RATES

Rateable Value: £8,600.

TERMS

Available to let on a new full repairing and insuring lease for a term to be agreed at an initial rent of £11,500 per annum exclusive.

EPC Energy Rating: D (87)



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Regulated by RICS 01-Apr-2026

VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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