

***INCENTIVES AVAILABLE—3 MONTHS RENT FREE AVAILABLE**

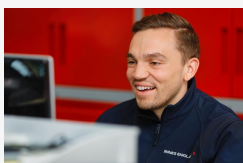


9 High Street, Ruddington, Nottingham, Nottinghamshire NG11 6DT

Retail Unit

- ▶ **NIA: 248 sq ft (23.03 sqm)**
- ▶ **High quality retail accommodation in a desirable locality**
- ▶ **Close to numerous amenities including a Co-op, Spar, Post Office and Philos Deli**
- ▶ **On street free car parking within close proximity**

For enquiries and viewings please contact:



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Location

The property occupies a prime position within the centre of the sought after and affluent suburb of Ruddington in Nottinghamshire. It benefits from good transport links lying in close proximity to the A52, A453 and M1 junctions.

Ruddington is located south of Nottingham and is considered to be one of the more affluent areas of the county. It is a very popular location with a buoyant residential market.

Retailing in Ruddington town centre is strong with it being home of a number of national, regional and independent operators providing an eclectic tenant mix serving the local community including Co-op and Spar.

Description

Completed in 2021, the property comprises a sympathetically built mixed use building in the middle of the village with a ground floor retail accommodation with self contained office suites and apartments to the first and second floors.

The ground floor comprises a self-contained retail unit fitted to a very high standard with a substantial glazed frontage with a pedestrian door. Internally the property is currently setup as an estate agency. The property benefits from hard flooring and a variety of lighting throughout with plastered white walls, there is a kitchenette and WC to the rear of the unit as well as air conditioning.

Accommodation

	Sq M	Sq Ft
9 High Street	23	248
Total	23	248

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition. All parties are advised to carry out their own measurements.

Planning

We understand the property benefits from planning consent for -

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 property is available from September 2026 on a new lease on terms to be agreed between the parties.

Business Rates

From the Valuation Office Agency (VOA) website we understand the property has the following rating assessment:

Rateable Value - £7,200 pa

Indicative Rates Payable 2026/2027: £3,110.40 pa

All parties are advised to make their own enquiries of the Valuation Office Agency (VOA). Some parties may receive discretionary business rates relief dependent on their circumstances and may receive up to 75% relief or possibly not pay any business rates at all.

Rent

£13,000 per annum

Rent free period available subject to covenant strength

Service Charge

A service charge is levied to cover the cost of maintaining the external and common parts of the premises. Further details are available upon request.

VAT

VAT is not applicable

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

All suites are noted as Energy Rating A-21

Viewings

Viewings are by appointment with sole agents Innes England

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