

NOTTINGHAM. Unit E Jennison Street, Bulwell. NG6 8EQ.

Former Children's Soft Play Centre – **TO LET**



LOCATION

The property is situated on the corner of Main Street and Jennison Street in Bulwell, Nottingham adjacent to Tesco Extra approximately 5 miles north of Nottingham City Centre.

DESCRIPTION

The premises comprise a single storey unit most recently used as a children's soft play centre.

ACCOMMODATION

The property comprises the following approximate areas. Interested parties are advised to undertake their own measured survey.

Ground Floor Area	310.29 sq m	3340 sq ft
Mezzanine	38.97 sq m	420 sq ft

TENURE

The premises are available to let by way of a new lease for a term of years to be agreed. All leases are contracted out of the security of tenure provisions of the landlord and tenant act.

USE

We understand the unit has a D2 planning consent. All interested parties are advised to check their proposed use with the local planning authority.

RENT

£27,500 per annum, exclusive. Rent is subject to VAT.

SERVICE CHARGE

A service charge applies. Further details on application.

RATES

The information supplied by the Valuation Office Agency is as follows: -

Rateable Value £24,000

Interested parties should verify this information with the local rating authority.

EPC

B -27

VAT

All figures quoted are subject to VAT where payable.

EGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

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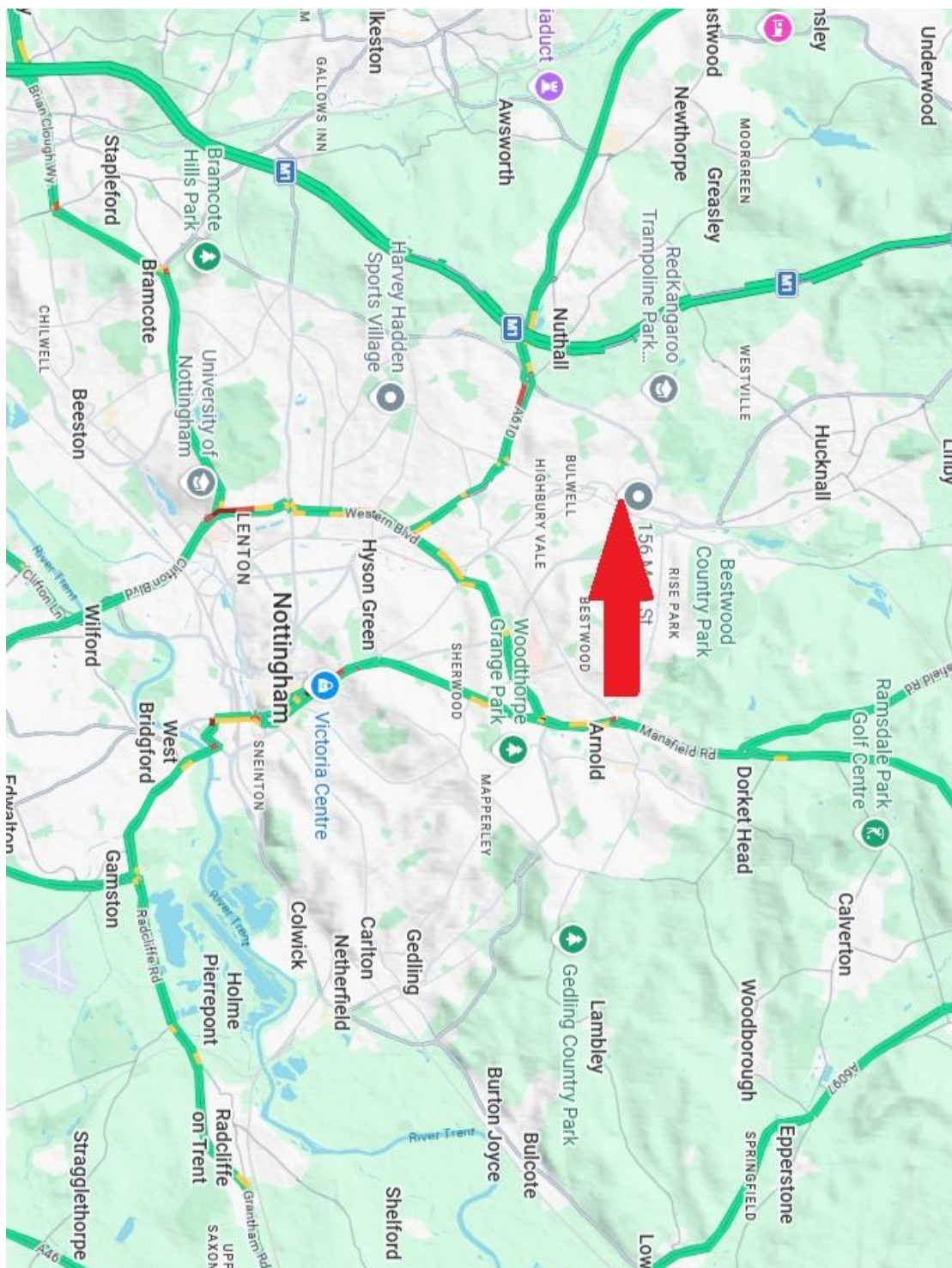
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