

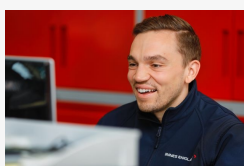


1st Floor, Charles Street, Ruddington, Nottingham, Nottinghamshire NG11 6EF

First Floor Office

- ▶ **NIA: 665 sq ft (61.8 sq m)**
- ▶ **Conveniently located in Ruddington town centre**
- ▶ **Dedicated entrance with free on-street car parking nearby**
- ▶ **Within walking distance of amenities including Co-Op, One Stop, Post Office and Philos Deli**

For enquiries and viewings please contact:



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Location

The property is prominently positioned on Charles Street near its junction with the High Street 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 and offers regular bus services from the High Street into Nottingham city centre.

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. The property enjoys the usual amenities a village like Ruddington has to offer including a Co-Op, One Stop convenience store and a variety of local independent retailers.

Description

The property comprises of first-floor office accommodation constructed of brick elevations under a pitched tiled roof. The property is accessed via a dedicated entrance with an internal stairwell leading to the first floor. Internally, the property benefits from carpeted flooring throughout with plastered white walls.

Internally, the property benefits from the following specification:

- Kitchenette
- WC
- Fluorescent strip lighting
- Ample natural light
- Cable trunking
- Gas central heating
- Air Conditioning

Accommodation

	Sq M	Sq Ft
Charles Street	61.8	665
Total	61.8	665

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 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 from the 29th September 2026 by way of a new lease for a term of years to be agreed.

Business Rates

The property will need to be reassessed upon occupation, details are available from the agents.

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

£10,000 per annum

VAT

VAT is applicable

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises has an EPC assessment of B-35

Viewings

Viewings are by appointment with sole agents Innes England

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