



132 Alferton Road, Nottingham, Nottinghamshire NG7 3NS

Immediately Available Retail Unit

- ▶ **Fully glazed frontage of 5.1metres (21 feet)**
- ▶ **Available by way of assignment**
- ▶ **Highly accessible on main arterial route into the city, on the outskirts of Nottingham City Centre**
- ▶ **£13,000 per annum exclusive**

For enquiries and viewings please contact:



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Location

The property is located in Nottingham, the commercial hub of the East Midlands. The city has a strong student population of 70,000 across both Nottingham and Nottingham Trent University.

The property is located on Alfreton Road (A610), a major arterial route into Nottingham City Centre providing access to Junction 26 of the M1 motorway to the North.

The property is located within a mixed use area with a number of independent operators including hot food takeaways, hairdressers/barbers, restaurants, offices and public houses. The property is also located directly opposite Tesco Express and Papa Johns, as well as a newly developed 790 bed student housing accommodation.

Description

The subject premises comprises a mid-terraced unit, with a prominent glazed frontage and open plan sales area at ground floor, split over two low levels. The unit benefits from staff WC and storage to the rear.

The property benefits from the current specification:

- Fully carpeted sales area
- Suspended ceiling
- Electrically operated roller shutter door
- Wall mounted racking

Accommodation

	Sq M	Sq Ft
Lower Ground Floor Sales	23.5	253
Upper Ground Floor Sales	38.6	415
Rear Storage	11.8	127
Total	73.9	795

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 Use Class E (Commercial, Business and Service Uses) under the Town and Country Planning Use Classes Order 1987 as amended.

Tenure

The premises are immediately available by way of assignment. The existing lease expires 30th June 2030.

Business Rates

Property Description: Shop and premises

Rateable value: £11,250

Rates Payable: £4,297.50

Some retail occupiers may be eligible for a 100% discount on business rates via the small business rates relief scheme.

Interested parties should make their own enquiries at Nottingham City Council.

Rent

£13,000 per annum exclusive

VAT

All figures quoted are exclusive of VAT. The property is not registered for VAT and is not currently payable on the rent.

Legal Costs

The new tenant is to be responsible for their own legal and professional costs incurred and is to contribute to the head tenant and landlord costs incurred.

EPC

The premises have an EPC assessment of: D (79)

Viewings

Viewings are by appointment with sole agents Innes England.

Sam Hall 07929 204405

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