



22 Station Street, Nottingham
Nottinghamshire NG17 7AR
£550 Per month

We are delighted to offer to market premises previous use was a Barbers Shop.

Ideally located on a central location in Kirkby In Ashfield. This property has a very high footfall, further benefiting from surrounding businesses and a main bus route. With ample parking within close proximity to the property.

Lease terms are negotiable, however Deposits and Lease Fees do apply. Viewing is strictly by appointment only.



Main Shop Floor

Main shop floor area, presenting ample space for numerous options for potential business ventures. Large windows surround the front and side elevation, which flood the area with natural light.

Additional Shop Area

Step through the archway into a further useful space, it can flow perfectly with the entrance space or be a separate working area.

Kitchenette

To the rear elevation of the property, the kitchenette comprises of both wall and base units, with ample storage space.

W.C

The WC incorporates a modern white basin & toilet WC. Contemporary decor throughout and with a black tile flooring.

Business Rates

The property is currently assessed as shop and Premises. It has an annual Rateable value of £2881.00. Occupiers may qualify for small business rate relief.

Legal Costs

The tenant is responsible for all legal costs.

Viewing Arrangements

For accompanied viewings on this commercial property, please contact us on 01623 392 352 or email us on info@smithandcoestates.co.uk



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