

**MATHER
JAMIE**

01509 233433

92a Main Street
Sutton Bonington
Nottinghamshire
LE12 5PF

TO LET
£12,000 pax



Retail Shop & Premises

60.78 sq m (654 sq ft)

92a Main Street, Sutton Bonington, Notts, LE12 5PF

DESCRIPTION

The property is a white painted, timber-frame, Grade II listed building.

The ground floor benefits from a front and rear sales area, plus kitchen with the first floor offering three further rooms plus bathroom. The property has gas central heating throughout.

The property would suit a variety of uses.

Outside there is garden space enclosed by wooden fencing situated a short distance from the property.

ACCOMMODATION

Ground Floor		
Main Sales Area	18.69 sq m	(201 sq ft)
Rear Sales Area / Kitchen	15.71 sq m	(169 sq ft)
First Floor		
Room 1	8.76 sq m	(94 sq ft)
Room 2	11.62 sq m	(125 sq ft)
Room 3	6.00 sq m	(65 sq ft)
Boiler Room		
Bathroom		
Total	60.78 sq m	(654 sq ft)



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RENT

£12,000 (twelve thousand pounds) per annum exclusive.

VAT

VAT will not be charged on the rent.

TENURE

The property is available by way of a new lease on terms to be agreed however the following headline terms will apply:

Lease Period: 3 years

Rent Review: No rent review during first 3 years

Insurance & Repairs: Landlord to insure the building and maintain fabric of the building. Internal maintenance is the Tenants responsibility

COUNCIL TAX

Local Authority: Rushcliffe

Band: A

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.



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LOCATION

The property is located on the corner of Main Street (the arterial route into Sutton Bonington) and Bucks Lane, towards the north end of the village, approximately 2 miles from the A6 trunk road and approximately 3 miles from Kegworth.

The property boasts a village location approximately ½ mile from Nottingham University Campus.



what3words:

///mixer.tall.reserving

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 60 within Band D. The EPC is valid until 15 March 2029.

PLANNING

We understand the premises have authorised planning consent under Class E of the Town and Country Planning (Use Classes) Order 1987.

The property currently has consent for a beauty treatment room with residential accommodation or other such sui generis use under Class E of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.

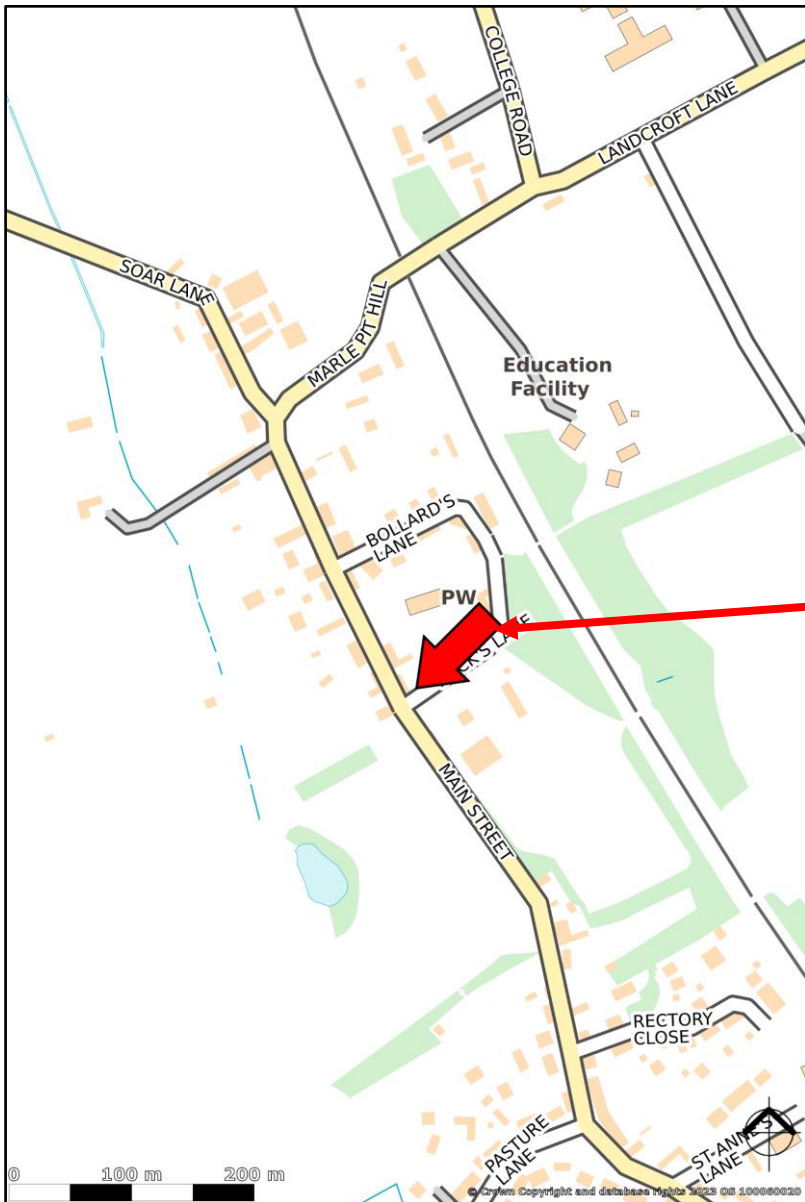
No users for café/coffee shop.



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CONTACT:

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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations