

## **WEST BRIDGFORD, NOTTINGHAM** **Fountain Court, Gordon Road, NG2 5LN.**



### **RETAIL INVESTMENT FOR SALE**

Total NIA: 429.86m<sup>2</sup> (4,627 Sq.Ft.) Approx.

- **Retail Investment – 4 Tenants**
- **9 car parking spaces to the rear**
- **Freehold Price: £1.8m**

#### **DISCLAIMER/MISREPRESENTATION ACT**

These particulars are issued on the distinct understanding that all negotiations are conducted through Peter Tew and Co. The property is offered subject to contract and it still being available at the time of the enquiry and no responsibility can be accepted for any loss or expenses incurred in viewing, nor any injury. Peter Tew and Co for themselves and for vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Peter Tew and Co has any authority to make or give any representation or warranty whatever in relation to this property; (iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) Peter Tew and Co will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



# Fountain Court, Gordon Road, West Bridgford, Nottingham, NG2 5LN.

## Location:

Fountain Court is located within this popular residential suburb of West Bridgford two miles south of Nottingham City Centre and accessed principally from London Road (A60) from the north. Fountain Court occupies a prominent location.

## Description:

A detached two storey building with first floor offices and shared vehicular access leading to nine on site car parking spaces to the rear.

The Accommodation comprises in detail and the following dimensions are approximate:-

Unit 1: Tenant:	Rushcliffe Borough Council
NIA 95.13m <sup>2</sup> (1,024 Sq.Ft.) Approx.	

Unit 2: Tenant:	NJ Walton & KJ Walton T/A Iguazu
NIA 95.13m <sup>2</sup> (1,024 Sq.Ft.) Approx.	

Unit 3: Tenant:	Royston & Lund Estate Agents
NIA 86.68m <sup>2</sup> (933 Sq.Ft.) Approx.	

Unit 4: Tenant:	Royston & Lund Estate Agents
NIA 152.92m <sup>2</sup> (1,646 Sq.Ft.) Approx.	

**Total NIA: 429.86m<sup>2</sup> (4,627 Sq.Ft.) Approx.**

## Rating Assessment:

Information can be obtained from:- [www.voa.gov.uk](http://www.voa.gov.uk)

## Services:

Mains electricity, water and drainage are connected to the property.

Peter Tew and Company have not tested any service/ installations and cannot provide a guarantee of their condition. Parties should investigate these facilities to their own satisfaction.

## Fixtures & Fittings:

All Landlords fixtures and fittings within the property on completion are to be included within the sale.

## Energy Performance Certificate:

Unit 1: EPC Rating: C (56).  
Unit 2: EPC Rating: C (59).  
Unit 3: EPC Rating: D (76).  
Unit 4: EPC Rating: D (77).

## Tenure:

The premises are available freehold, subject to the existing leases:

	Lease Expiry Date:	Rental Passing (pax):
Unit 1:	November 2029	£30,000
Unit 2:	February 2023	£29,000
Unit 3:	August 2024	£29,850
Unit 4:	August 2024	£31,000

A copy of the leases are available upon request.

Parties should instruct their solicitor to investigate the Title to their own satisfaction.

## Price:

**£1.8m (One Million, Eight Hundred Thousand Pounds).**

## VAT:

Prices quoted are excluding vat.

## Legal Costs:

Each party are to be responsible for their own legal costs incurred in this transaction.

## Health and Safety:

The agents accept no responsibility for injury or loss to persons or property when visiting the premises.

## Subject to Contract:

Interested parties are advised to check with ourselves that these particulars have not been altered or amended in any way since they were issued.

## Viewing:

Strictly by appointment with the sole agent.

For further information or to make arrangements to view the premises please contact:

**Julie or Charlotte**  
T: 0116 2551527  
E: [julie@peter tew.co.uk](mailto:julie@peter tew.co.uk)  
E: [charlotte@peter tew.co.uk](mailto:charlotte@peter tew.co.uk)

## Important Information

Peter Tew for themselves and for vendors or lessors of the property whose agents they are, give notice that; (i) these particulars do not constitute any part of any offer or contract; (ii) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer of contract; (iii) all descriptions, dimensions references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iv) no person in the employment of Peter Tew and Co has any authority to give any representation or warranty whatever in relation to this property; (v) we have not tested any services, central heating installations, plumbing installations or electrical installations and therefore purchasers or tenants should undertake independent investigations as to condition of all services and mechanical/engineering installations; (vi) all rentals and prices are quoted exclusive of vat. Intending purchasers or tenants must satisfy themselves as to the applicable vat position if necessary by taking appropriate independent professional advice; (vii) any site boundaries shown are indicative only (viii) Peter Tew and Co will not be liable for any loss arising from the use of these particulars.

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