

# 61-63 High Street, Hucknall

## NG15 7AW

### TO LET £19,500 per annum



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- Fantastic position. One of the best located shops in Hucknall.
- A3/A5 planning consent.
- A rare opportunity to acquire such a large unit in Hucknall. Frontage extends to three sides.
- May split if required.
- Rateable Value 2010 £27,250.
- Viewing highly recommended.
- Retail area GF 155 sqm (1668 sq ft). An additional 140 sqm (1500 sq ft) upstairs of retail space and ancillary areas.
- Measures 10.96m by 15.85 downstairs, less area for stairs and storage. First floor, 10.6m by 16.5m less stairwell, and ancillary space.
- Incoming tenant to pay landlord's reasonably incurred legal fees.
- Subject to contract.
- 1.8.2010

Property Misdescriptions Act 1991

Whilst we make all reasonable efforts to ensure that these particulars are reliable, the accuracy of any statement contained herein is not guaranteed, nor do such statements form any contract or constitute any warranty. Unless specified to the contrary interested parties should note that:

1. All dimensions, distances, floor areas are approximate and for guidance purposes only. Plans supplied or referred to are for identification purposes only

2. We have not tested nor do we test any heating systems, appliances, apparatus, equipment, fixtures or fittings or services and no warranty is given as to their serviceability, condition or availability.

3. Any information supplied on planning matters, rating assessments, tenure or tenancies has been obtained by verbal enquiry only and has not been checked. Any interested parties are advised to consult their own solicitor and/or the local authority for verification before entering into any commitment.

These particulars are issued on the distinct understanding that all negotiations are to take place through Chartex. The property is offered subject to formal contract and it still being available at the time of enquiry and no responsibility can be accepted for any loss or expense incurred in viewing.

Chartex (for themselves and for the vendor/assignor/lessor of this property whose agents they are) give notice that:

Ø These particulars do not constitute nor form any part of an offer or contract

Ø All statements contained herein as to this property are made without responsibility on the part of Messrs Chartex or the vendor/assignor/lessor

Ø None of the statements contained herein as to this property are to be relied upon as statements or representations of fact

Ø Any intending party is to satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained herein

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