

Retail Unit

7 Radcliffe Road, West Bridgford, NG2 5FF

Ground Floor: 578 ft² (53.68m²)

Rent: £14,500 per annum

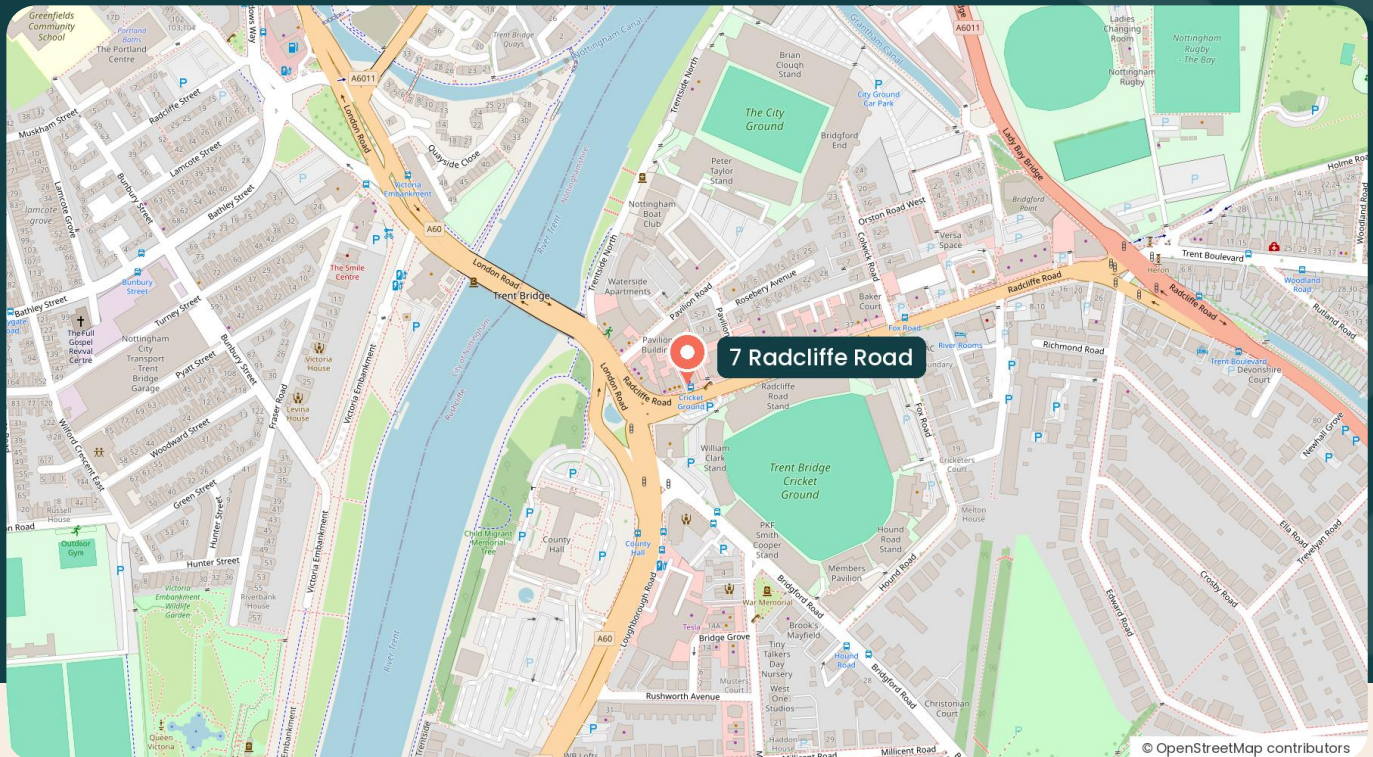


To Let



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Location



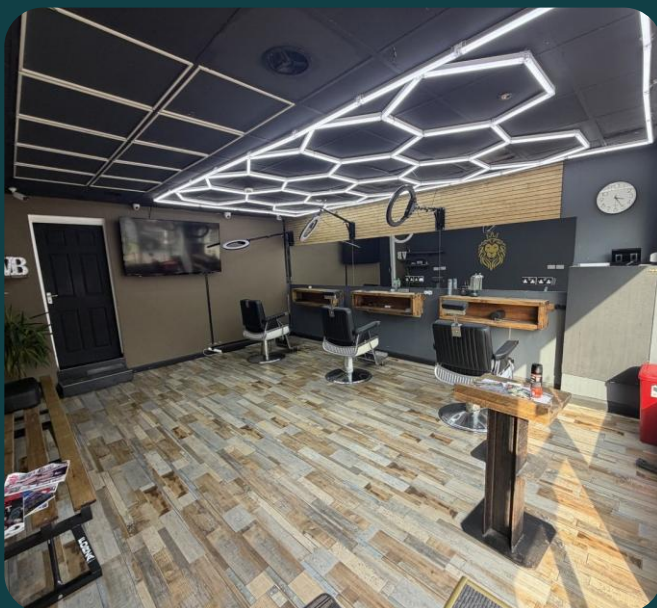
West Bridgford is one of Nottingham's most popular and affluent suburbs, with a resident population made up of families, young professionals and students.

The property occupies a prominent position on Radcliffe Road, a busy arterial route linking the A52 to Nottingham city centre via Trent Bridge, with a daily traffic flow of approximately 15,000 vehicles. The unit is situated within a short walk of Trent Bridge Cricket Ground and the City Ground, benefiting from strong match day footfall.

Radcliffe Road is home to a mix of national and independent occupiers, including Domino's, The William Gunn, The Waterside, F45, Creative Interiors and AT Aesthetics, alongside a range of local retailers, restaurants and takeaways.



[Click here](#) for
Google map link



Accommodation

A prominent ground floor lock-up retail unit fronting Radcliffe Road, the unit is fully fitted for a barbers and ready for immediate occupation. The property also benefits from ancillary accommodation to the rear.

The property comprises the following net internal floor area:

Net Internal Areas	SQ FT	SQ M
Ground Floor	578	53.68
Total	578	53.68

Rent

The property is available at a rent of £14,500 per annum.

VAT

VAT is not applicable.

Planning

We understand the premises have Class E use.

Terms

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed, subject to five-yearly rent reviews.

Business Rates

The premises are assessed as follows:

Rateable Value:	£9,900
UBR (2026/2027):	0.382
Rates Payable:	£3,781.80

Occupiers may be eligible for Full Business Rates Relief. This information is for guidance only and all parties are advised to make their own enquiries with Rushcliffe Borough Council.

EPC Rating

EPC rating for the property is E-106

Legal Costs

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

Viewing

All viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

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