



£75,000 Guide Price

Aspley Lane, Nottingham

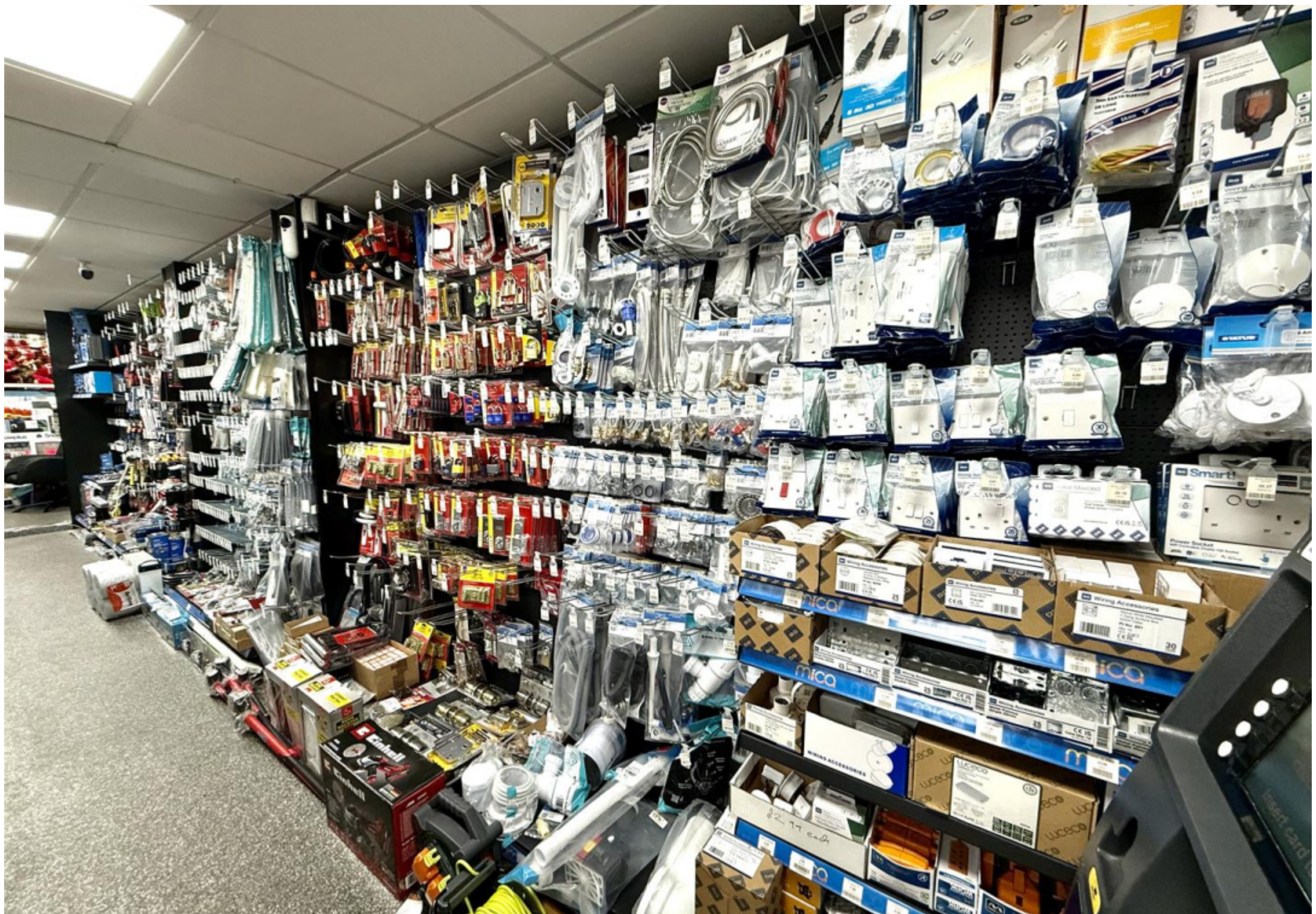
Retail Property (high street)

0115 978 9843



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# Step Inside

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## Key Features

- Leasehold - Annual Rent £12,250.
- Potential For Online Sales & Marketing
- Densely populated residential and commercial area
- Worked in very easy hours
- Sensibly priced concern
- Accounts Available Year End 31st August 2023
- Fully Equipped & Well Presented
- No Business rates

## Property Description

A fantastic opportunity to acquire a busy hardware shop operating from modern premises. Located in a popular market street with a high footfall along with an abundance of national retailers and independent occupiers in the immediate area.

Nestled in the vibrant area of Aspley Lane, Nottingham, this retail property presents an excellent opportunity for entrepreneurs and business owners seeking a prime location. Although the property spans 800 square feet, it offers a unique chance for creative minds to envision a bespoke retail space tailored to their specific needs.

The site benefits from convenient parking for three vehicles, ensuring easy access for both customers and staff. This feature is particularly advantageous in a bustling area, where parking can often be a challenge. The potential for foot traffic in this lively neighbourhood further enhances the appeal of this retail opportunity.

Aspley Lane is known for its diverse community and thriving local businesses, making it an ideal spot for a new venture. Whether you are looking to establish a boutique, a café, or a service-oriented business, this location provides a solid foundation for success.

In summary, this retail property on Aspley Lane is a blank canvas awaiting your vision. With its strategic location and parking facilities, it is poised to become a bustling hub for your business. Do not miss the chance to make your mark in this dynamic area of Nottingham.

## Main Particulars

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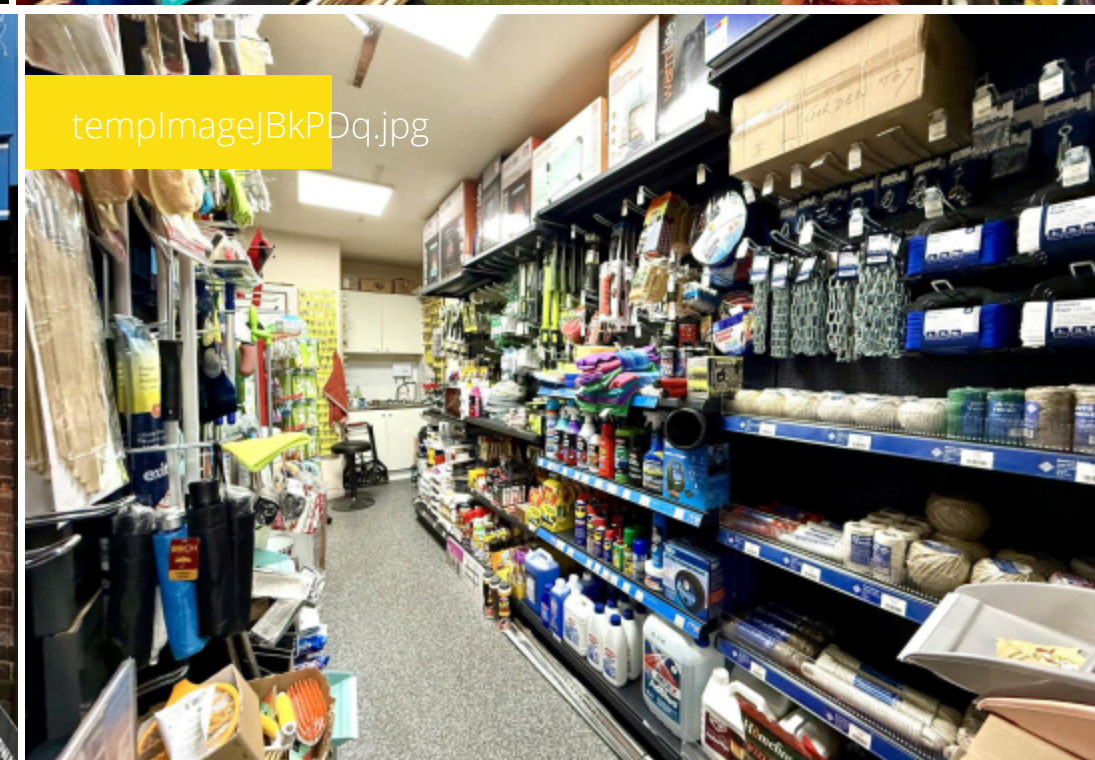
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