

22 Commercial Road | Bulwell  
Nottingham | NG6 8HA

## A5 restaurant opportunity in Bulwell town centre

122.72m<sup>2</sup> (1,321ft<sup>2</sup>)



- Rare A5 takeaway opportunity
- Immediately available
- Rear delivery and loading access
- Previously fitted to a high standard by a national takeaway chain
- Nearby operators include; Bighthouse, Farmfoods, Halifax and Boots
- Rent - £15,500 per annum



To Let



## Location

The property is located a short distance from Bulwell town centre. Approximately 4 miles north of Nottingham city centre, with an estimated resident population of approximately 30,000 persons. Bulwell is a busy market town with an established district shopping centre which is home to a number of national retailers including; Boots, Superdrug, Wilkinsons, Poundland and Lloyds Bank.

The property is situated at the end of the pedestrianised Commercial Road which extends off Bulwell Market Place.

There are a mixture of independent and national operators in the vicinity including; Bighthouse, Farmfoods, Halifax, Boots, Headway Charity Shop, Coffee 'n' Cream, Your Move and Coral.

## Accommodation

The premises are arranged over ground and first floor. To the ground floor there is a takeaway trade counter to the front and preparation and storage facilities to the rear.

To the first floor there are staff facilities including WC's and further storage.

The property provides the following approximate areas:

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	56.94	613
First Floor	65.77	780

To the rear there is bin store and loading/delivery access via a service yard.



## Rent

The property is available at a rent of:

**£15,500 per annum**

## Planning

The property currently has planning for:

**A5 (Takeaway)**

However would be suitable for other uses subject to planning.

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of the Local Planning Department).

## Legal Costs

All parties are to pay their own legal costs incurred in connection with this transaction.

## Lease Terms

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

## Business Rates

We are verbally advised by Nottingham City Council's Business Rates Department that the premises are assessed as follows:

<b>Rateable Value 2010:</b>	<b>£10,250</b>
<b>Rates Payable:</b>	<b>£5,094</b>

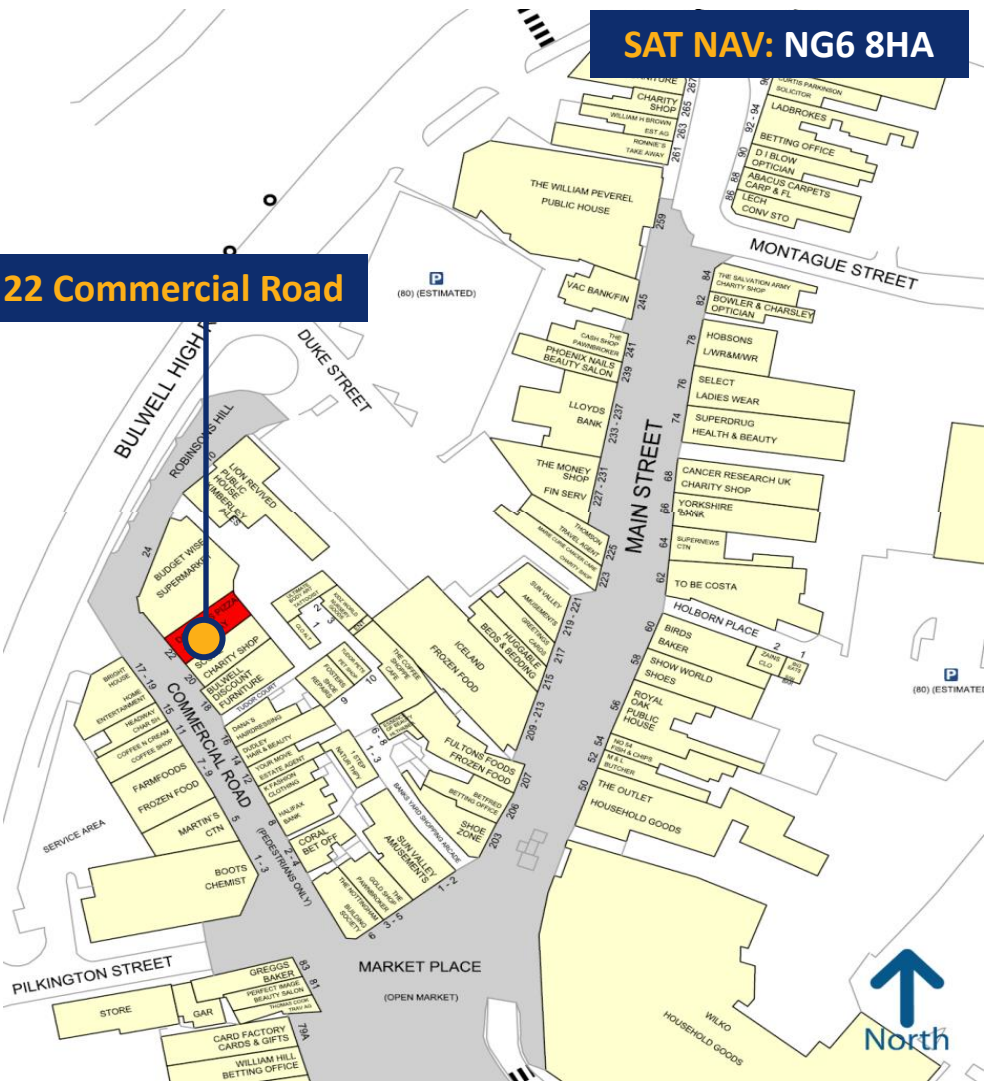
The 2016/17 UBR is 49.7p. However, all interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of transitional phasing implications.

## VAT

VAT is applicable at the prevailing rate.

**SAT NAV: NG6 8HA**

**22 Commercial Road**



**For further information or to arrange to view please contact:**

**Matt Revill**

**T:** 0115 841 1149

**M:** 07890 567 577

**E:** matt@fhp.co.uk

**Frankie Labbate**

**T:** 0115 841 1157

**M:** 07917 576251

**E:** frankie@fhp.co.uk



**Fisher Hargreaves Proctor Ltd. 10 Oxford Street, Nottingham, NG1 5BG**

Property Misdescriptions Act 1991. All statements contained within this brochure have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate planning authority. Fisher Hargreaves Proctor do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4) Detailed tests have not been undertaken on services, central heating installations, plumbing installations, electrical installations, etc. and purchasers/lessees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5) All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. FHP 06/09. E&OE.