

74-76 Main Street | Bulwell | Nottingham | NG6 8EW

## Prime position retail/leisure premises in busy market town (Subject to Vacant Possession)

Ground Floor Sales  
201.69m<sup>2</sup> (2,171ft<sup>2</sup>)

- Prime location in the town
- Last available premises on Main Street
- Prominent frontage onto pedestrianised high street
- Close to the new B&M store
- Operators within the vicinity include Superdrug, **Costa**, **Lloyds**, **Iceland** & **Birds**
- Quoting rent - £32,000 pax



**TO LET**



Location



Gallery



Contact



## Location

Bulwell is a busy market town, located approximately 4 miles to the northwest of Nottingham City Centre and 11 miles south of Mansfield.

Bulwell town centre is home to an eclectic mix of national, regional and independent retailers including B&M, Heron Frozen Foods, Boots, Superdrug, Costa and Greggs.

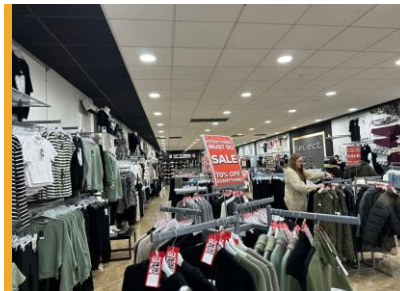
The premises are located on the prime pedestrianised section of Main Street which leads to the Market Place. The location benefits from strong footfall and accessibility with a number of the town's car parks in close proximity.

## The Property

The property provides retail sales accommodation to the ground floor with first floor storage/ancillary. It is currently fashion fitted for retail but would suit alternative uses (STP).

## Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym. This information is for guidance only and all parties should check themselves with the local planning authority.





## Accommodation

The property provides the following approximate areas:-

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground floor sales	201.69	2,171
Ground floor ancillary	5.10	55
First floor stores	94.58	1,018
<b>Total</b>	<b>301.37</b>	<b>3,244</b>

(These measurements are given for information purposes only).

## Lease Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed.

## Rent

The quoting rent is:

**£32,000 per annum exclusive**

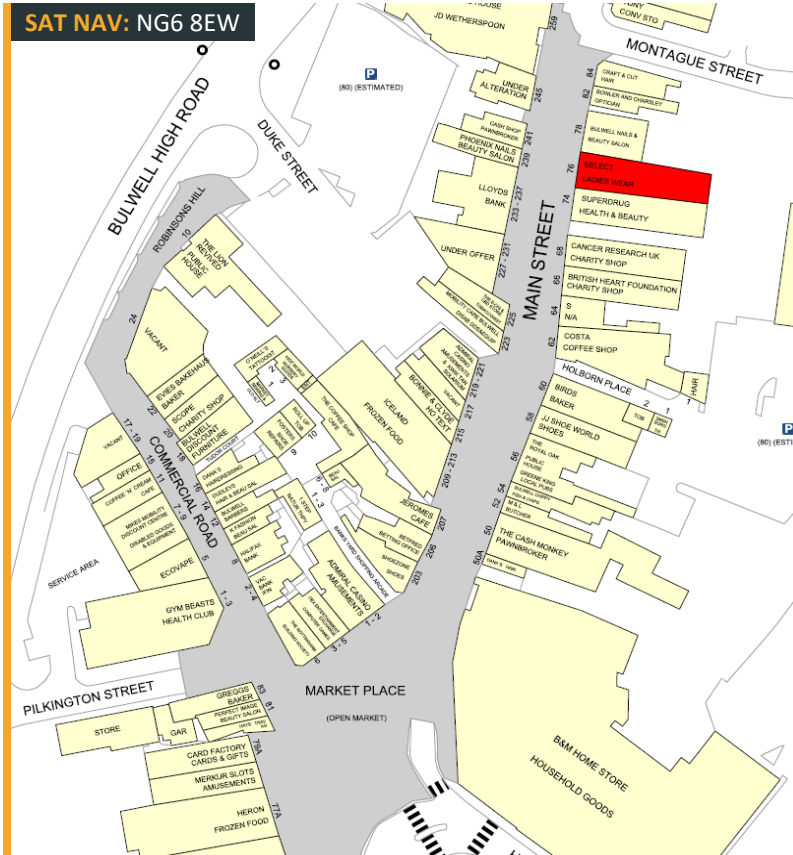
## VAT

VAT is applicable at the prevailing rate.

## EPC

The property has an EPC rating of C – 61.

**SAT NAV: NG6 8EW**



## Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Shop & Premises

Rateable Value (2023): £27,250

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2025 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

## Legal Costs

Each party will bear their own legal costs incurred in connection with this transaction.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

<b>Oliver Marshall</b> 07887 787 885 oliver@fhp.co.uk	<b>Ellis Cullen</b> 07450 972 111 ellis.cullen@fhp.co.uk	<b>Dom Alston</b> 07890 568 077 dom.alston@fhp.co.uk
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16/02/2024

Please [click here](#) to read our “Property Misdescriptions Act”. E&OE.