

69 Main Street | Bulwell | Nottingham | NG6 8QD

## Prime position large town centre retail premises

1,162.74m<sup>2</sup>  
(12,516ft<sup>2</sup>)

- Prime position in the centre of Bulwell fronting onto the Market Place
- Well shopped local town
- Ground floor sales 6,650ft<sup>2</sup>
- First floor stores 5,866ft<sup>2</sup>
- Nearby operators include Heron, Card Factory, Greggs and Iceland
- Quoting Rent £75,000 per annum



**TO LET**



Location



Gallery



Contact



## Location

Bulwell is a busy market town located approximately 4 miles to the northwest of Nottingham city centre. It benefits from excellent tram and train services linking to Nottingham city centre.

Bulwell is a densely populated residential and commercial area. It has a residential population of 30,000. The town comprises a strong mix of national, regional and independent retailers including Superdrug, Costa, Iceland, TUI, Farmfoods and Greggs to name a few.

The main shopping facilities for Bulwell are centred upon Main Street and the Market Place. The property occupies a prime position on the western side of the Market Place.

## The Property

The property comprises a substantial double fronted retail premises. The accommodation is arranged over ground floor and first floor with limited rear servicing.

The ground floor is almost entirely sales accommodation with regular configuration, the first floor provides storage and ancillary staff areas.

## EPC

A copy of the EPC is available on request.





## Accommodation

The property provides the following approximate areas:-

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	580.73	6,250
Ground Floor Store	37.06	399
First Floor	544.95	5,866
<b>Total</b>	<b>1,162.74</b>	<b>12,516</b>

## 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

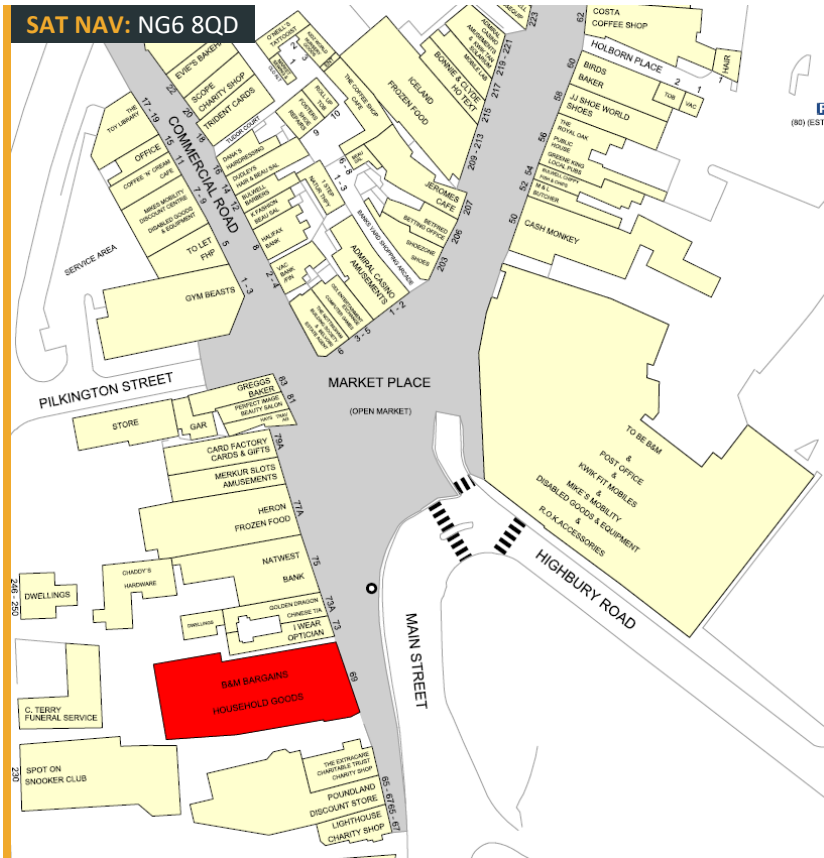
The property is available at a quoting rent of:-

**£75,000 per annum**

## 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.

**SAT NAV: NG6 8QD**



## Business Rates

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

Shop & Premises  
Rateable Value (2023): £61,000

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.

## VAT

The property is not elected for VAT and therefore VAT is not payable on the rent.

## 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:-

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