

10-15 The Square | Beeston | Nottingham | NG9 2JG

Prime position, retail/leisure opportunity in busy market town

Split options available
from 2,500ft² to 8,250ft²

- Prime position within Beeston town centre
- Prominent return frontage onto The Square
- Busy pedestrianised location
- Close to Beeston Tram Stop
- Nearby operators include The Arc Cinema, Pure Gym, B&M, Specsavers and Beeston Social
- Currently one open plan unit with potential to split into smaller units



TO LET



Location



Gallery



Contact



Location

The property is situated in the heart of the thriving market town of Beeston. Beeston is a busy suburb of Nottingham situated approximately 3 miles to the south west of the city centre with a resident population of 37,000. The town is served by a direct link to Nottingham city centre via the NET Tram system. Beeston is home to Nottingham University as well as Boots headquarters making it a vibrant location with a mix of families, professionals and students.

The property occupies a prime position forming part of Beeston Square which is a popular mixed use scheme. It sits on the corner with prominent return frontage to The Square. Beeston's main tram stop is situated just 100 yards away and nearby operators in the vicinity include The Arc Cinema, Pure Gym, B&M, Costa, Specsavers, Birds Bakers and Beeston Social.



The Property

The property currently comprises a large ground floor retail/leisure premises and was formerly occupied as Wilko and is still fitted out as such with open plan sales accommodation, rear store with roller shutter loading and ancillary staff accommodation.

The property could be split to suit smaller requirements from 2,500ft² to 8,250ft² which would be suited for leisure/restaurant uses to complement the nearby cinema development.



Accommodation

The property currently provides the following approximate areas:-

Description	m ²	ft ²
Ground Floor Sales	642	6,910
Ground Floor Store	68.8	740
Ground Floor Ancillary (staff)	55.74	600
Total	766	8,250

The property can be split to suit smaller requirements, plans available on request.

Lease Terms

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

Rent

The property is available as a whole at a quoting rent of:-

£100,000 per annum

Split options will be considered with terms to be provided based upon size/configuration.



Indicative Split Options

Current Unit: 766m² (8,250ft²)
 Potential Unit 10-12 (red): 307m² (3,304ft²)
 Potential Unit 13-15 (green): 440m² (4,736ft²)



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 and office use. This information is for guidance only and all parties should check themselves with the local planning authority.

Service Charge

A service charge is payable on an apportioned basis, full details on request.

EPC

A copy of the EPC is available on request.

Business Rates

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

Shop & Premises	
Rateable Value (2023):	£72,500

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

VAT is applicable at the prevailing rate.

Legal Costs

Each party are to pay their own legal costs incurred.

Viewing

Through the sole agents FHP.

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.