

20 Commercial Road | Bulwell | Nottingham | NG6 8HA

## Prominent retail premises in busy town centre

### Ground Floor Sales

77.6m<sup>2</sup> (835ft<sup>2</sup>)

- Prominent glazed frontage secured by electric roller shutter door
- Pedestrianised location with free car parking nearby
- Other operators in the vicinity include Gym Beasts, Greggs, The Toy Library and Halifax
- Quoting rent £18,000 per annum exclusive
- Full business rates relief for applicable small businesses



**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 has a resident population of 30,000 and the town comprises of a strong mix of national, regional and independent retailers including Tesco, Heron, Superdrug, Costa and Greggs as well as the recently opened B&M Superstore.

The property is situated on the pedestrianised Commercial Road within the town centre. Commercial Road is an extension from the Market Place and includes other tenants such as Gym Beasts, Halifax and Gold Bulwellion as well as a host of independent tenants.



## The Property

The property provides accommodation over ground and first floor with an open plan ground floor sales area fitted with a suspended ceiling and recessed LED lighting. To the rear is further storage and stairs leading to the first floor and double door leading out to the secure yard.

The first floor provides additional storage space and houses the staff welfare facilities.



## EPC

A copy of the EPC is available on request.



## Accommodation

The property provides the following approximate areas:

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	77.60	835
Ground Floor Stores	7.81	84
First Floor Stores	61.15	658
<b>Total</b>	<b>146.56</b>	<b>1,577</b>

## Lease Terms

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

## Rent

The property is available at a quoting rent of:

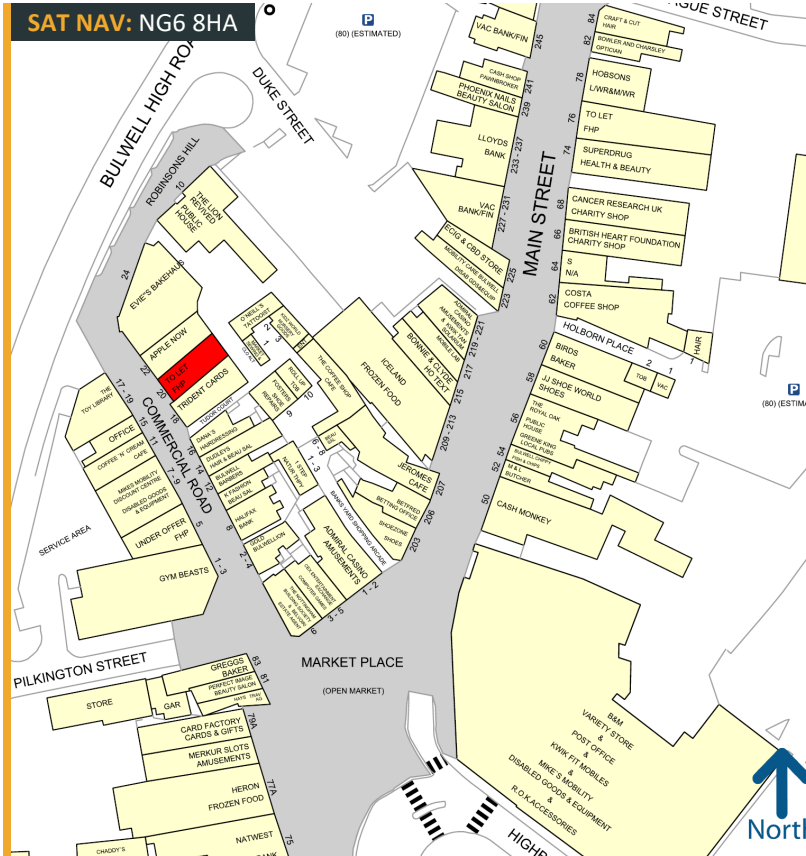
**£18,000 per annum exclusive**

## Planning

The property is categorised as **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.

## Service Charge

A service charge is applicable on an apportioned basis for maintenance of the building and communal areas, the current estimated service charge for the year is approximately £1,400.



## Business Rates

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

Shop & Premises

Rateable Value (2023): £11,250

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.

## VAT

VAT is applicable at the prevailing rate.

## Further Information

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

**Ellis Cullen**

07450 972 111

ellis.cullen@fhp.co.uk

**Dominic Alston**

07890 568 077

dom.alston@fhp.co.uk



**Fisher Hargreaves Proctor Ltd.**

10 Oxford Street  
Nottingham, NG1 5BG

[fhp.co.uk](http://fhp.co.uk)

28/06/2024

Please click here to read our "Property Misdescriptions Act". E&OE.