

20A Hilton Crescent | West Bridgford | Nottingham | NG2 6HT

## Prominent retail premises in busy West Bridgford neighbourhood parade

70.94m<sup>2</sup>  
(763ft<sup>2</sup>)

- Ground floor retail premises
- Busy neighbourhood parade serving affluent West Bridgford & Edwalton
- Currently fitted as tanning/beauty salon but could be stripped out
- Free customer parking
- Parade anchored by Co-op with a host of quality independent tenants
- Full business rates relief for small businesses and no VAT



**TO LET**



Location



Gallery



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## Location

West Bridgford is widely recognised as one of Nottingham's most popular and affluent suburbs where both the commercial and residential property markets are extremely buoyant. West Bridgford is home to landmark destinations including the City Ground, home to Nottingham Forest Football Club, and Trent Bridge Cricket Ground, home to Nottinghamshire County Cricket Club and Trent Rockets as well as hosting the national cricket team multiple times annually.

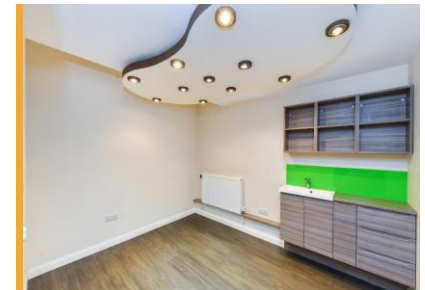
The property is situated within the Hilton Crescent neighbourhood shopping parade within West Bridgford. The parade is a local commercial hub that serves the surrounding residential areas of West Bridgford and Edwalton, it is anchored by a Co-op food store alongside a number of quality independent operators including Lulu.B, Zips & Hems, La Santé House Beauty and Thompson & Gregory Hairdressers. The parade provides a convenient retail location with plenty of free customer car parking.



## The Property

The property comprises a ground floor retail unit with glazed shop front, it is currently fitted as a tanning/beauty salon with 4 partitioned tanning rooms and 2 beauty treatment rooms together with staff kitchen and WC.

The landlord would consider stripping the unit to open plan accommodation for alternative uses if required.





## Accommodation

The property provides the following approximate areas:-

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	70.94	763

## Lease Terms

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

## Rent

The property is available at a quoting rent of:-

**£15,000 per annum exclusive**

## VAT

The property is not VAT elected and therefore not applicable to the rent.

## 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.

## EPC

A copy of the EPC is available on request.

