

1 Albert Road | West Bridgford | Nottingham | NG2 5GS

Rare retail/office premises in central West Bridgford (Due to Relocation)

81.94m²
(882ft²)

- Ground floor 31.68m² (341ft²)
- First floor 50.26m² (541ft²)
- Prime position in central West Bridgford adjacent to Marks & Spencer
- Suitable for a range of uses
- Nearby operators include Marks & Spencer, Specsavers, Vision Express, TUI and Sexy Mamma
- Quoting Rent: £20,000 pa



TO LET



Location



Gallery



Contact



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.

Central West Bridgford hosts an eclectic mix of national and regional tenants which includes the likes of The Botanist, Cote Brasserie, Giggling Squid, Loungers, Caffè Nero, Costa, Pizza Express and Wagamama's. Amongst the national tenants there are also a number of popular regional operators which includes Escabeche, Gilt, Yumacha, Grounded Kitchen and Koko Plant Kitchen.

Retailing within West Bridgford is also very strong where aspirational operators include M&S Food Store, Waterstones, Oliver Bonas and JoJo Maman Bebe to name a few, this is complemented well with quality regional operators.

EPC

The property has an EPC rating of B – 44.

CÔTE
BRASSERIE

Gilt
CAFÉ BAR

M&S

CAFFÈ
NERO



escabeche

OLIVER BONAS



The Property

The property has a prominent frontage onto Albert Road close to the junction at Central Avenue and Tudor Square. It is an excellent central West Bridgford location adjacent to Marks & Spencer.

The property has been used most recently as a financial advisors and would be suitable for a range of uses including retail and office.

It comprises a ground floor sales area with store room leading up to a first floor sales area currently partitioned into separate offices but could be opened up into one larger space.

Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor	31.68	341
First Floor	50.26	541
Total	81.94	882



Lease Terms

The property is available from March 2025 on 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:-

£20,000 per annum exclusive

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.

Business Rates

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

Shop & Premises

Rateable Value (2023): £9,500

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.

Service Charge

A service charge will be applicable towards communal maintenance of the building.

Legal Costs

Each party are to bear their own legal costs incurred.

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.