

Unit 4, 23 Villa Street | Beeston | Nottingham | NG9 2NY

## Prominent retail unit in neighbourhood parade opposite Sainsburys supermarket

Ground Floor  
94.01m<sup>2</sup> (1,012ft<sup>2</sup>)

- Ground floor retail unit in Beeston town centre
- Rear staff parking and servicing/loading
- Opposite Sainsburys & adjacent to PDSA, Treetops Hospice, The Korea House BBQ and The Organic supermarket
- Sainsburys car park with 2 hours free directly opposite
- Quoting Rent £21,000 pa



**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 which is 100 yards away from the unit. Beeston is home to Nottingham University as well as Boots headquarters making it a vibrant location with a mix of families, professionals and students.

Villa Street is situated close to the prime pitch of High Road and the property forms part of a busy parade which is directly opposite Sainsburys Supermarket which benefits from a substantial car park with 2 hours free.

The parade is currently fully let comprising operators including Treetops Hospice, PDSA, Korea House BBQ and The Organic Supermarket.



## The Property

The property sits in a prominent position within the parade and comprises of a regularly configured ground floor retail unit with glazed frontage and rear servicing/loading and staff parking.

## 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	94.01	1,012

## Lease Terms

The property is available to let by way of 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:-

**£21,000 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.

## Service Charge

A service charge is applicable. Further details are available on request.

## VAT

VAT is applicable at the prevailing rate.



## Business Rates

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

Rateable Value (2023): £17,250

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.

## 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:-

<b>Oliver Marshall</b>	<b>Ellis Cullen</b>	<b>Dom Alston</b>
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