

Prime retail/leisure opportunity in busy market town

Ground floor
141m² (1,516ft²)

- Prime position within Beeston Town Centre
- Busy pedestrianised location
- Close to Beeston tram stop
- Opposite 8 screen Arc Cinema
- Nearby occupiers include Pure Gym, B&M, Specsavers and Beeston Social
- Rent £35,000 per annum exclusive



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.

The property occupies a prime position forming part of Beeston Square which is a popular mixed-use scheme. It's situated just off the square and sits opposite the 8 screen Arc Cinema. Nearby operators in the vicinity include Pure Gym, B&M, Specsavers, and Beeston Social.

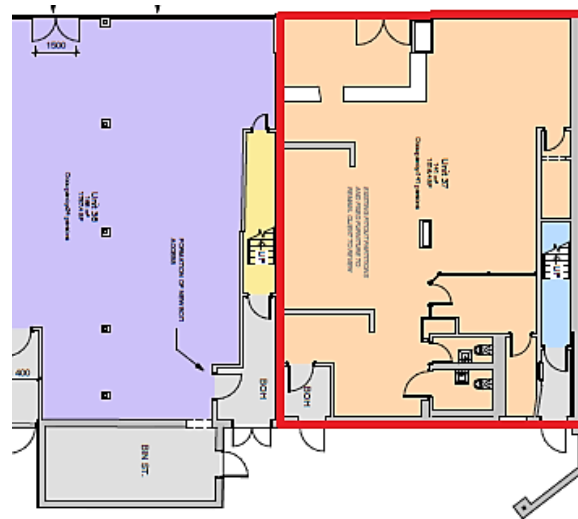
The Property

The unit comprises ground floor retail/leisure premises. It provides ground floor sales with WC and staff facilities to the rear it is part fitted internally to a good standard.

Accommodation

The property provides the following approximate areas:-

Description	m ²	ft ²
Ground floor	141	1,516





Rent

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

£35,000 per annum

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.

Planning

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 and gym.

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

EPC

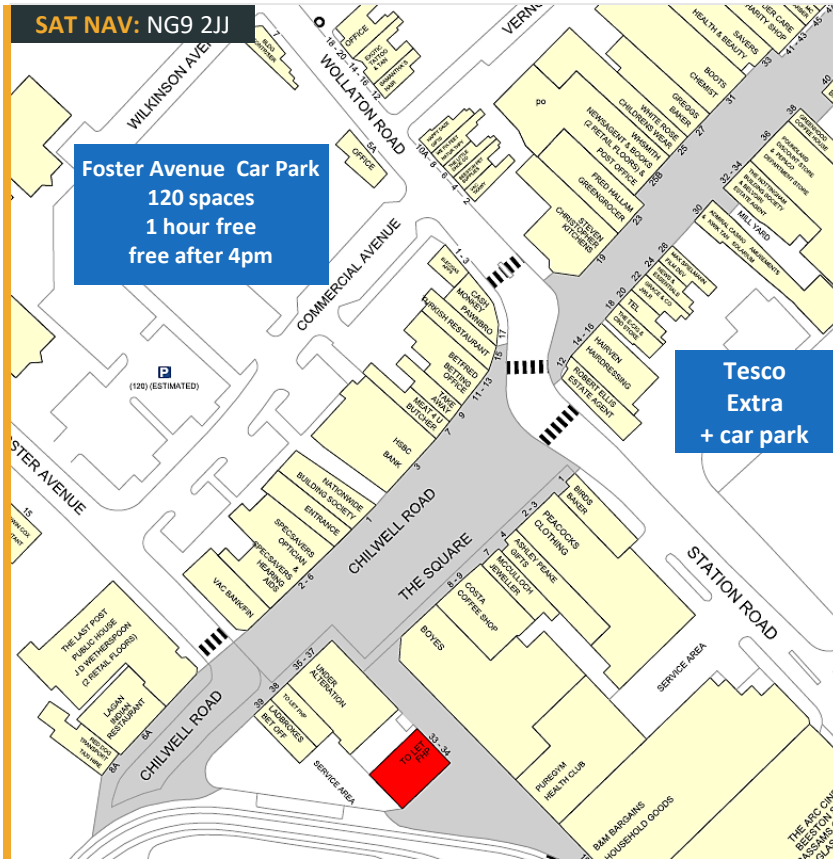
EPC rating- C-52

Service Charge

A service charge is payable, the current estimate is £1,150 per annum.

VAT

VAT is applicable at the prevailing rate.



Business Rates

Due to reconfiguration, the business rates will need to be reassessed upon occupation.

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 will 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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