

# Prime corner retail/café/restaurant premises in busy market town

162m<sup>2</sup>-334m<sup>2</sup>  
(1,749ft<sup>2</sup>-3,587ft<sup>2</sup>)

- Prime position within Beeston Town Centre
- Prominent return frontage onto The Square
- Busy pedestrianised location
- Currently open-plan ground floor unit with potential to split into two smaller units
- Close to the 8 screen ARC Cinema
- Nearby occupiers include Pure Gym, B&M, Specsavers and Beeston Social



**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.

The property occupies a prime position forming part of Beeston Square which is a popular mixed-use scheme. It sits on the corner with prominent return frontage to The Square. Nearby operators in the vicinity include the 8 screen Arc Cinema, Pure Gym, B&M, Specsavers, and Beeston Social.

## The Property

The unit currently comprises of large ground floor open-plan retail/leisure premises. The unit is in shell condition, ready for an incoming occupier's fit out.

The unit is available as a whole or could be split.

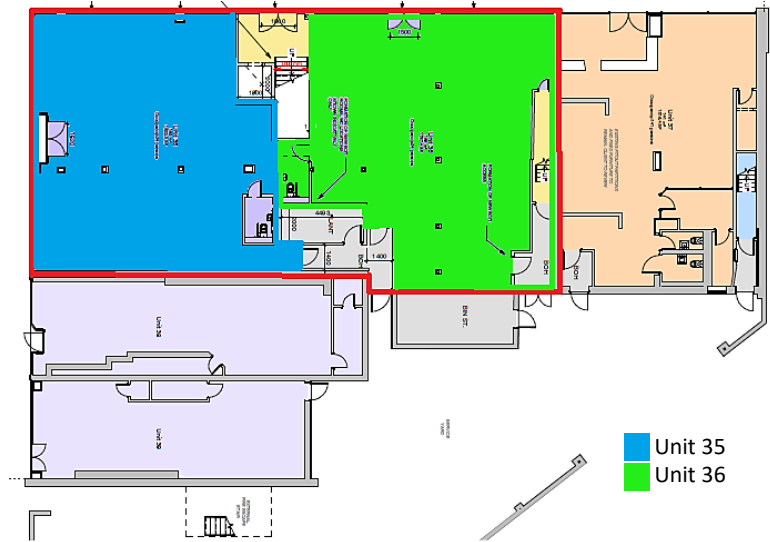
## Accommodation

The property provides the following approximate areas:-

| Description             | m <sup>2</sup> | ft <sup>2</sup> |
|-------------------------|----------------|-----------------|
| Unit 35-36 ground floor | 334            | 3,587           |

Alternatively, the unit could be split as follows (approx.):-

|         |     |       |
|---------|-----|-------|
| Unit 35 | 172 | 1848  |
| Unit 36 | 162 | 1,749 |





## Rent

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

**£60,000 per annum**

Alternatively, it could be split as follows:-

**Unit 35    £35,000 per annum**

**Unit 36    £30,000 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

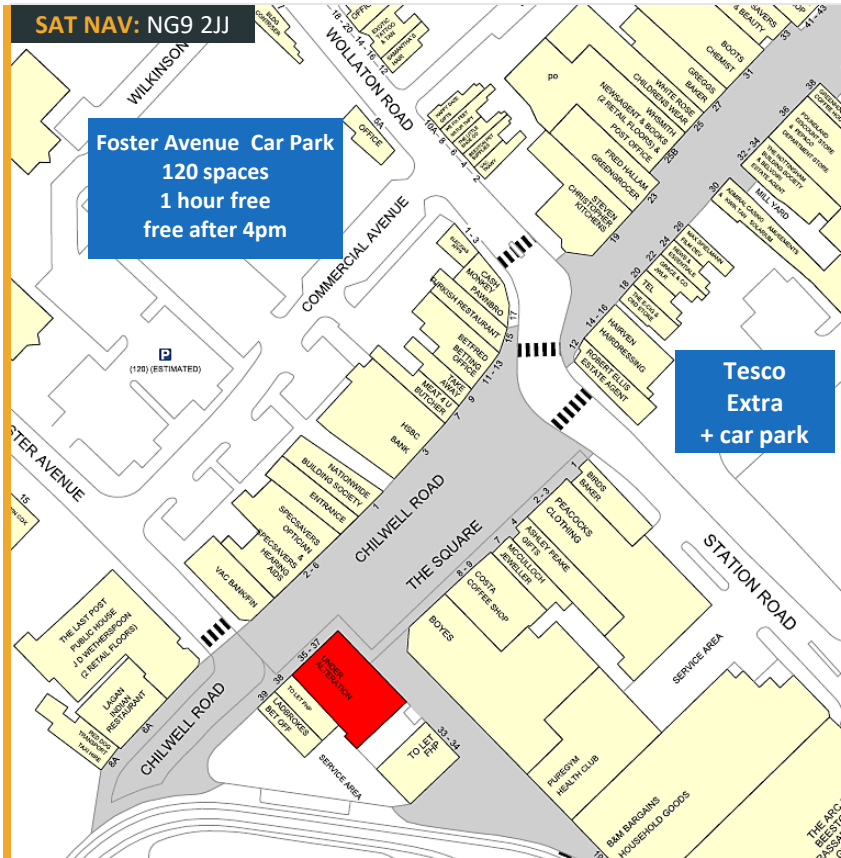
A copy of the EPC is available on request.

## Service Charge

A service charge is payable, the current estimate is £1,220 per annum per unit.

## 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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or alternatively, contact our joint agents:-

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