

First floor leisure/office premises in Beeston, suitable for a range of uses

First floor
381m² (4,100ft²)

- Prime position within Beeston Town Centre
- Busy pedestrianised location
- Close to Beeston tram stop
- High street entrance with a lift
- Nearby occupiers include 8 screen Arc Cinema Pure Gym, B&M, Specsavers and Beeston Social
- Suitable for a range of uses including fitness, medical & office
- Quoting rent £30,000 per annum



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 fronting onto the square. Nearby operators in the vicinity include the 8 Screen Arc Cinema, Pure Gym, B&M, Specsavers, and Beeston Social.

The Property

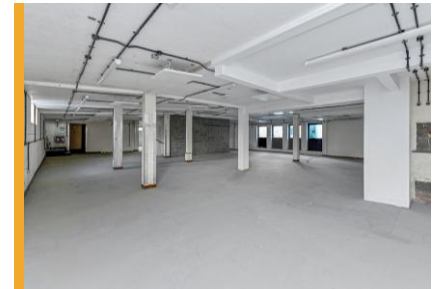
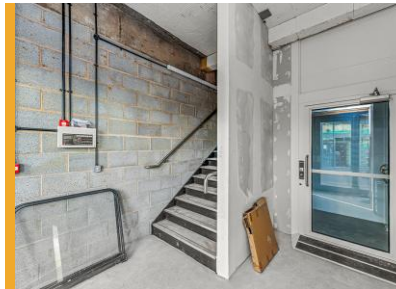
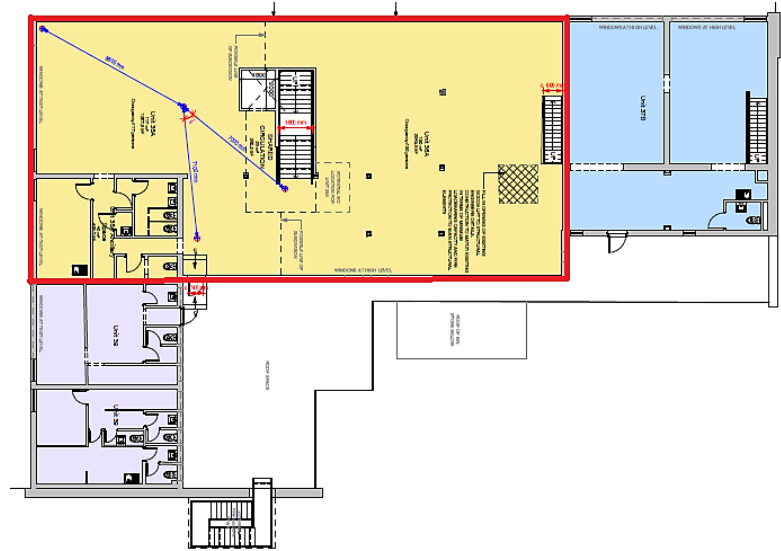
The unit comprises a large open plan space and in white box specification, ready for an incoming occupier's fit out.

The unit has its own front door access from the high street and benefits from lift access.

Accommodation

The property provides the following approximate areas:-

Description	m ²	ft ²
First floor	381	4,100





Rent

The property is available at a quoting rent of:-

£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

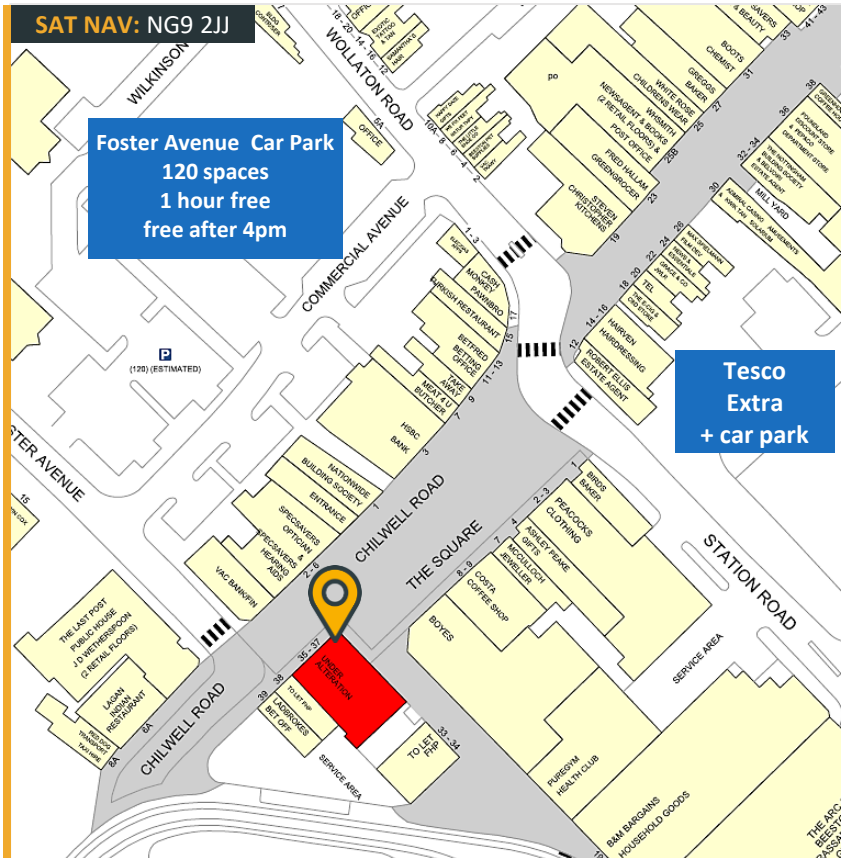
A copy of the EPC is available on request.

Service Charge

A service charge is payable, the current estimate is £2,690 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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