

Prime retail opportunity in busy market town

Ground floor sales
72.40m² (779ft²)

- Prime position within Beeston Town Centre
- Busy pedestrianised location
- Close to Beeston tram stop
- Nearby occupiers include ARC Cinema, Pure Gym, B&M, Specsavers and Beeston Social
- Rent £20,000 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 facing onto the square and is also in close proximity to the 8 screen Arc Cinema. Nearby operators in the vicinity include Pure Gym, B&M, Specsavers and Beeston Social.

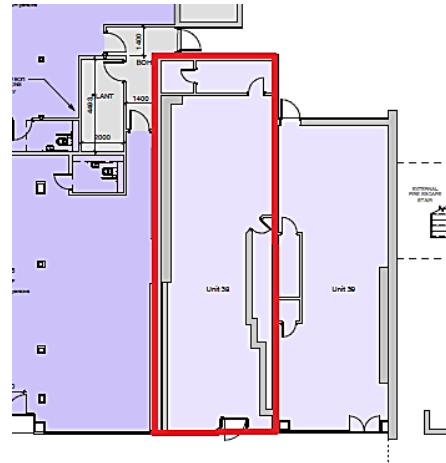
The Property

The unit currently comprises ground floor retail premises. It provides ground floor sales with internal storage to the rear and first floor WC/kitchen facilities.

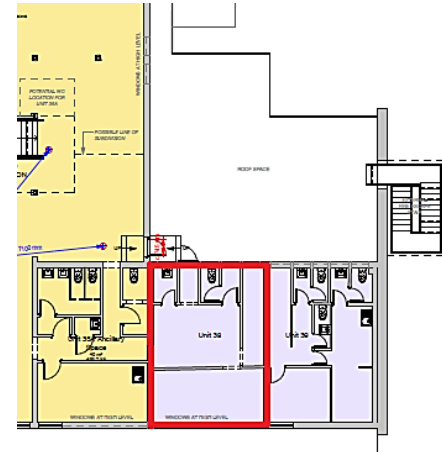
Accommodation

The property provides the following approximate areas:-

Description	m ²	ft ²
Ground floor sales	72.40	779
Ground floor internal storage	14.30	154
First floor internal storage	25.70	277



Ground floor



First floor





Rent

The property is available at a quoting rent of:-

£20,000 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

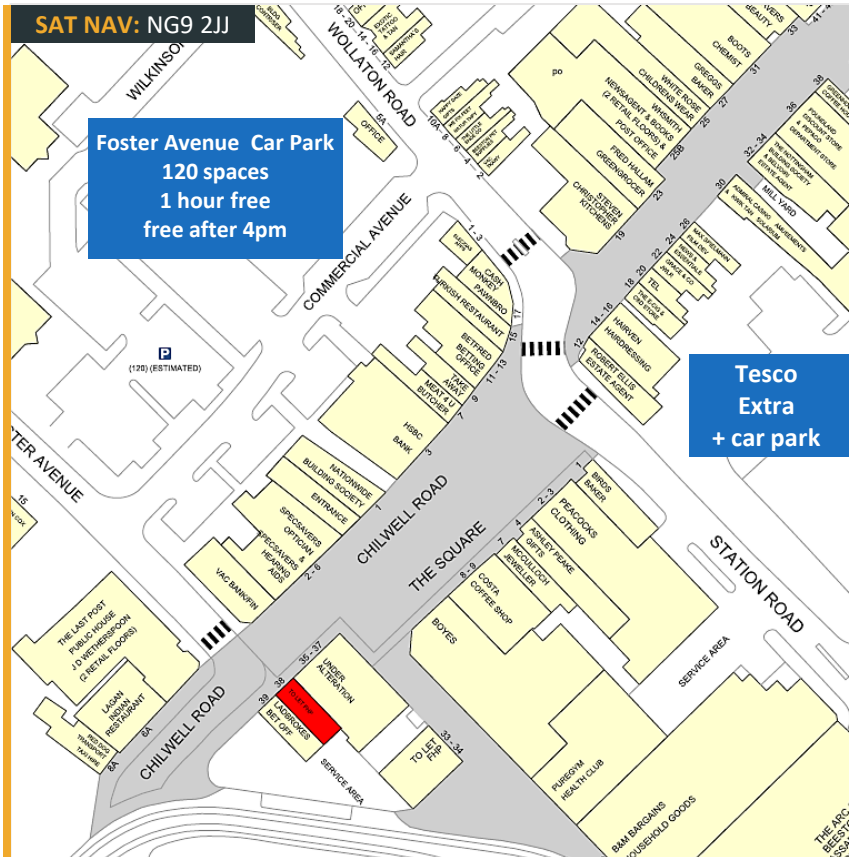
E 107 - a copy of the EPC is available on request.

Service Charge

A service charge is payable, the current estimate is £1,260 per annum.

VAT

VAT is applicable at the prevailing rate.



Business Rates

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

Shop & Premises
Rateable Value (2023): £15,500

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.

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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