



EXCELLENT RETAIL OPPORTUNITY ADJOINING BOOTS IN ALVASTON

FHP Property Consultants are pleased to bring to the market this prominent shop at Shardlow Road in Alvaston.

The property provides for a ground floor retail sales area of 1,795ft², together with 611ft² of first floor ancillary space. The property occupies an excellent position on Shardlow Road, being situated between Boots and William Hill, with 30 minutes free public car parking to the front of the property.

Alvaston is a busy neighbourhood retail location with a number of national chains together with local independent businesses. The national multiples include Cardzone and Thorntons, Domino's, Betfred, Birds, The Co-operative, Subway and the Post Office.

The property is available to let on a new lease with the landlord at a competitive rent of £25,000 per annum.

Mairéad Gethings of FHP Property Consultants comments: -

"We are pleased to bring this property to the market. The property offers good accommodation in a busy neighbourhood location. As well as retail use, it would also lend itself to a restaurant, café or takeaway use subject to obtaining the appropriate planning permission. I look forward to speaking with interested occupiers".

For further information or to arrange a viewing please contact Mairéad Gethings or Tim Richardson on 01332 343 222.

Notes to Editors

- FHP is a Midlands based commercial property consultancy with offices in Birmingham, Nottingham and Derby. Its 80 strong team offers a full range of professional and commercial property solutions for clients in the retail, leisure, office, industrial, residential land and investment markets.
- The Company also provides businesses with a full property consultancy service including valuations, rates appeals, compulsory purchase advice with the Company having a strong Property Management Department which manages properties for individuals, corporate and institutions.
- FHP has been involved in some of the largest commercial property deals and developments within the region and works with national operators including Intu Properties Plc and Clowes Developments (UK) Limited.
- FHP is also able to call upon the expertise of its sister residential property Company FHP Living Limited which handles the sales of select properties across Nottinghamshire and the surrounding areas from boutique offices in the Nottingham City Centre and West Bridgford.

Fisher Hargreaves Proctor Limited is the region's leading commercial property consultancy.
Visit our website: www.fhp.co.uk

To find out more please call:

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