

## Prominently positioned retail space in West Bridgford Business Unaffected

133.78m<sup>2</sup>  
(1,440ft<sup>2</sup>)

- Available immediately
- Suitable for a variety of uses subject to planning
- Desirable location
- Nearby occupiers include Arkwright Dry Cleaners, Trent Chiropractic Clinic and Brewhouse & Kitchen
- Rent - £12,000 per annum exclusive



**TO LET**



Location



Gallery



Contact



## Location

The subject property occupies a prominent position with frontage to the A60 (London Road) located in the affluent suburb of West Bridgford with views overlooking Victoria Embankment and The River Trent.

The A60 is the arterial road leading into Nottingham City Centre which is less than a five minute drive. The location is close to a few of Nottingham's landmarks including Trent Bridge Cricket Ground, Nottingham Forest's football stadium and The River Trent.

## The Property

The premises is a second floor retail space which is fitted out as a barbershop, however can be suitable for a variety of occupiers (subject to planning), with a suspended ceiling with recessed LED spotlighting, tiled flooring and all the fixtures and fittings associated with the barbershop – with the benefit of air conditioning.

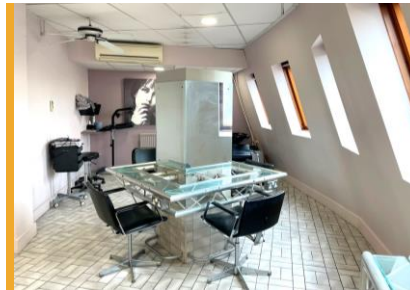


## Accommodation

The property provides the following approximate areas:

Accommodation	m <sup>2</sup>	ft <sup>2</sup>
Main Space	96.31	1,036.68
Additional Area	37.47	403.32
<b>Total</b>	<b>133.78</b>	<b>1,440</b>

(These measurements are given for information purposes only).







## Lease Terms

The property is available by way of either an assignment or subletting. The property is currently let on a full repairing and insuring term expiring 21/10/2027. There is a tenant option to determine the lease on 22/04/2026 subject to 6 months notice.

## Rent

The property is available at a rent of:

**£12,000 per annum exclusive**

## Planning

The property is categorised as **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, creche and gym.

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

## EPC

The property has an EPC rating of 84 falling within Band D.

## VAT

VAT is not applicable.



## Business Rates

The business rates will need reassessment upon occupation. Please contact the marketing agents for further information.

## Legal Costs

Each party will bear their own legal costs incurred in connection with this transaction.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

### Ellis Cullen

07450 972 111

ellis.cullen@fhp.co.uk

### Oliver Marshall

0788 7787 885

oliver@fhp.co.uk



### Fisher Hargreaves Proctor Ltd.

10 Oxford Street  
Nottingham, NG1 5BG

fhp.co.uk

05/10/2022