

127 Middleton Boulevard | Wollaton | Nottingham | NG8 1FW

Prominent retail unit located in popular neighbourhood parade

56.39m²
(607ft²)

- Prominent frontage onto the city centre ring road
- Visible from Middleton Boulevard with a daily traffic flow of 75,216
- Customer car parking directly outside (38 spaces)
- Benefits from small business rates relief (if applicable)
- Nearby occupiers include Middleton Boulevard Post Office, Co-op, Solo Barbers and Crown Fish Bar
- Rent - £15,000 per annum exclusive



TO LET



Location



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Location

The subject property is located in the Nottinghamshire suburb of Wollaton, 2 miles west of Nottingham City Centre. The property sits on a hugely prominent roadside fronting Middleton Boulevard and is visible from the major roundabout on Nottingham's inner ring road (A609). Middleton Boulevard benefits from a daily traffic flow of 75,216 vehicles per day at the nearest counter.

The premises are situated within a neighbourhood parade of approximately 10 units with other occupiers including The Post Office, Co-op, Solo Barbers, The Cake Shop and Crown Fish Bar.

Directly in front of the parade is a 38 space free car park available for customers.

The Property

The property is arranged over ground floor and comprises a retail unit of a rectangular configuration and a prominent shop front facing Middleton Boulevard secured by an electric roller shutter door.

Towards the rear of the property are the staff welfare facilities including a WC and kitchenette with access to the basement for additional ancillary stores.

EPC

The EPC rating for the property is available upon request.





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Accommodation

The property provides the following approximate accommodation:

Floor	m ²	ft ²
Ground Floor Sales	40.78	439
Ground Floor Stores	15.61	168
Basement Stores	52.49	565
Total	108.88	1,172

Lease Terms

The property is available by way of a new lease for a term of years to be agreed.

Rent

The property is available at a quoting rent of:

£15,000 per annum

Planning

We understand the property fall 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, creche and gym.

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



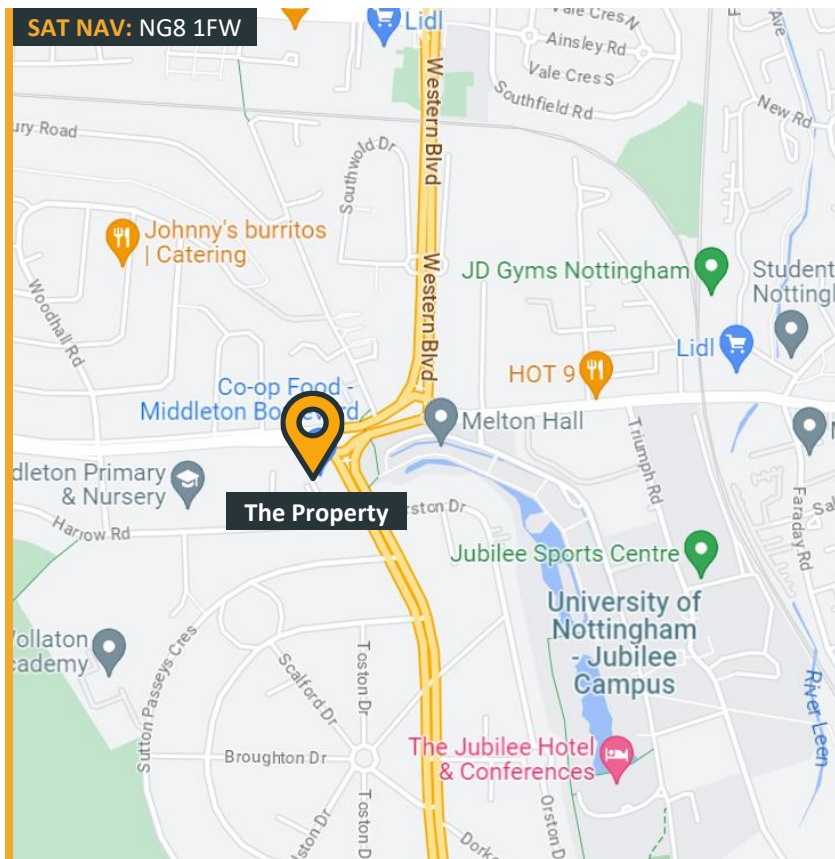
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Business Rates

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

Rateable Value (2023): £11,000

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2024 (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.

VAT

VAT is applicable on the rent at the prevailing rate.

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

07887 787 885

oliver@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

[fhp.co.uk](https://www.fhp.co.uk)

15/06/2023

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.