

Prominent retail unit in Hucknall Town Centre

80.96m²
(871.48ft²)

- Available for immediate occupation
- Suitable for a variety of uses (subject to planning)
- Nearby occupiers include Haart Estate Agents, Holden Copley, Costa Coffee and Savers
- The Range now trading
- Small business rates relief likely to be applicable
- Rent £13,500 per annum



TO LET



Location



Gallery



Contact



Location

The subject premises are located on the popular Hucknall High Street, a short walk away from the pedestrianised zone of the town centre. The High Street maintains well established anchor tenants including Boots Pharmacy, Costa Coffee and Specsavers which are all within close proximity.

Hucknall is also home to the NET Transit system with the nearest stop being Hucknall Park & Ride, 0.5 miles from the High Street. There are a range of free parking facilities in and around the High Street making it easily accessible for local shoppers.

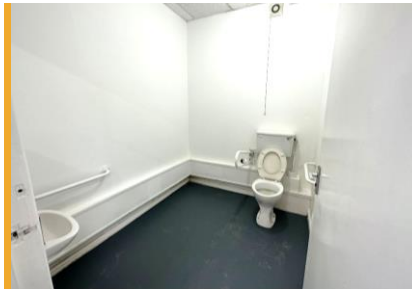
The Property

The subject property is a ground floor retail unit which is ready for immediate occupation.

Internally the property consists of a new wooden floor and a suspended ceiling with recessed LED lighting and the benefit of air conditioning.

Towards the rear there is ancillary storage space alongside staff welfare facilities.

To the rear there is a single space available for loading and delivery.





Accommodation

The property provides the following approximate area:

Floor	m ²	ft ²
Sales area	59.55	640.97
Ancillary storage	21.41	230.46
Total	80.96	871.43

This information is for guidance only.

Lease Terms

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

Rent

The property is available at a quoting rent of:

£13,500 per annum exclusive

Planning

It is understood 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, creche and gym. This information is for guidance only and all parties should check themselves with the local planning authority.

EPC

Please contact the marketing agents for further details.

SAT NAV: NG15 7HG



Business Rates

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

Shop & Premises
Rateable Value (2023): £9,300

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until from 01/04/2023 to 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 at the prevailing rate.

Further Information

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

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