

74-76 Main Street | Bulwell | Nottingham | NG6 8EW

Prime position retail premises in Bulwell Town Centre (Subject to vacant possession)

Ground Floor Sales
201.69m² (2,171ft²)

- Prime location in the town
- Prominent frontage onto pedestrianised high street
- Operators within the vicinity include Superdrug, Costa Coffee and Birds Bakery
- Use Class E
- Fashion fitted, suitable for alternative uses (STP)
- Quoting rent - £35,000 per annum exclusive



TO LET



Location



Gallery



Contact



Location

Bulwell is a busy market town, located approximately 4 miles to the northwest of Nottingham City Centre and 11 miles south of Mansfield.

Bulwell town centre is home to an eclectic mix of national, regional and independent retailers including Tesco Extra supermarket, Heron Frozen Foods, Boots, Superdrug, Costa and Greggs.

The premises are located on the prime pedestrianised section of Main Street which leads to the Market Place. The location benefits from strong footfall and accessibility with a number of the town's car parks in close proximity.

The Property

The property provides retail sales accommodation to the ground floor with first floor storage/ancillary. It is currently fashion fitted for retail but would suit alternative uses (STP).

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.





Accommodation

The property provides the following approximate areas:-

Description	m ²	ft ²
Ground floor sales	201.69	2,171
Ground floor ancillary	5.10	55
First floor stores	94.58	1,018
Total	301.37	3,244

(These measurements are given for information purposes 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 quoting rent is:

£35,000 per annum exclusive

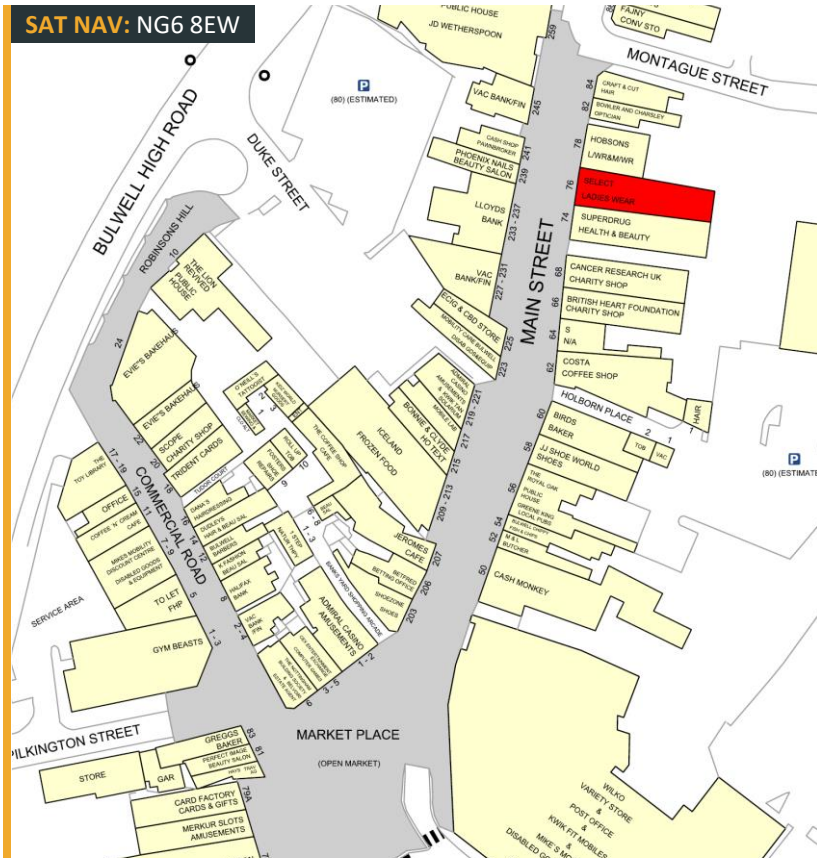
VAT

VAT is applicable at the prevailing rate.

EPC

The property has an EPC rating of 61 falling within Band C.

SAT NAV: NG6 8EW



Business Rates

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

Shop & Premises
Rateable Value (2023): £27,250

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.

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:-

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Please click here to read our "Property Misdescriptions Act". E&OE.