

5 Commercial Road | Bulwell | Nottingham | NG6 8HD

## Prominent town centre retail premises

**Ground Floor Sales**  
**124.9m<sup>2</sup> (1,344.42ft<sup>2</sup>)**

- Pedestrianised town centre location
- Rear service yard for loading and deliveries
- Regular configuration suitable for a variety of uses (subject to planning)
- Nearby operators include Gym Beasts, Scope, Halifax Bank and Admiral Casino
- Quoting rent - £19,500 per annum



**TO LET**



Location



Gallery



Contact



## Location

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

Bulwell has a resident population of 30,000 and the town comprises of a strong mix of national, regional and independent retailers which includes Iceland, Heron, Superdrug, Costa and Greggs.

The subject premises are in a prime position on the pedestrianised commercial road with extremely prominent return frontage visible from the Market Place.

## The Property

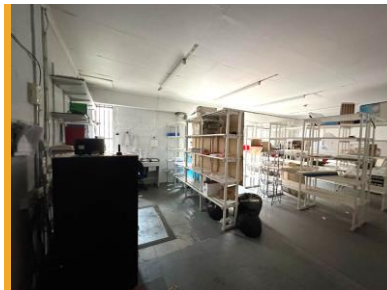
The property is a ground and first floor retail unit comprising of open plan ground floor retail space suitable for a variety of uses subject to planning.

To the rear is ancillary storage which continues up to the first floor with staff welfare facilities to include a WC and kitchenette.

The property is serviced from the rear with double doors leading directly out to the service yard for delivery and loading rights.

## EPC

The property has an EPC rating of 86 falling within Band D.





## Accommodation

The property provides the following approximate areas:

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground floor	124.9	1,344.42
First floor	69.3	745.95
<b>Total</b>	<b>194.2</b>	<b>2,090.37</b>

(These measurements are given for information purposes only).

## Lease Terms

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

## Rent

The property is available at a quoting rent of:

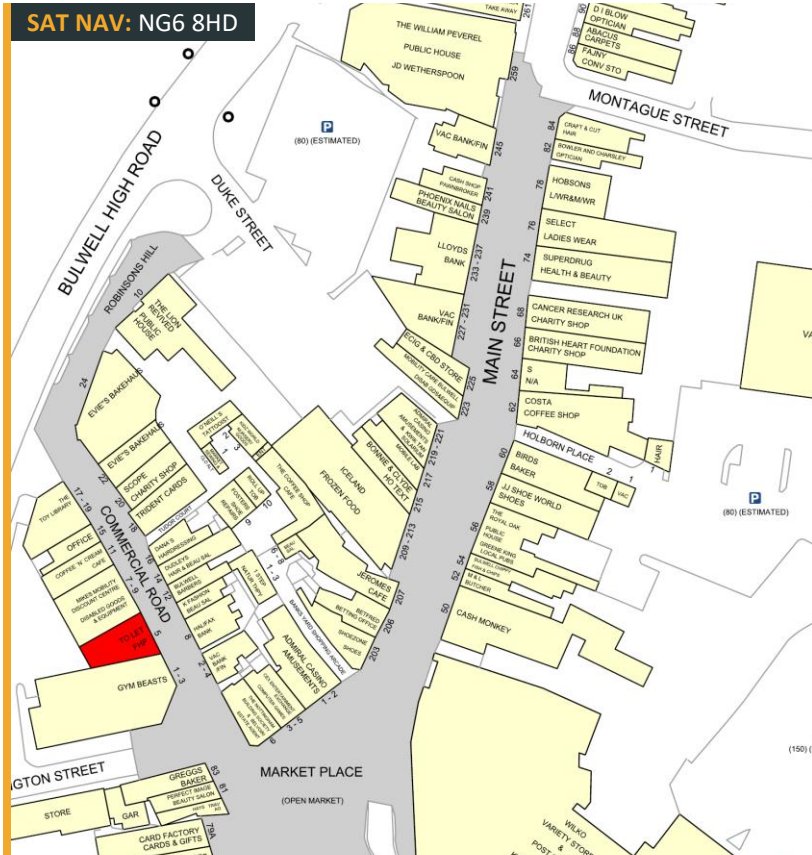
**£19,500 per annum**

## 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.

## Service Charge

A service charge is applicable on an apportioned basis towards maintenance of the building and communal areas, this is estimated to be £920 per annum.



## Business Rates

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

Shop & Premises  
Rateable Value (2023):           £16,750

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.

## Legal Costs

Each party are to bear their own legal costs incurred.

## Further Information

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

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20/02/2024

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