

10-15 The Square | Beeston | Nottingham | NG9 2JG

Prime position, large retail/leisure unit in busy market town

766m²
(8,250ft²)

- Prime position within Beeston town centre
- Prominent return frontage onto The Square
- Busy pedestrianised location
- Close to Beeston Tram Stop
- Nearby operators include The Arc Cinema, Pure Gym, B&M, Specsavers and Beeston Social
- Quoting Rent £100,000 per annum



TO LET



Location



Gallery



Contact



Location

The property is situated in the heart of the thriving market town of Beeston. Beeston is a busy suburb of Nottingham situated approximately 3 miles to the south west of the city centre with a resident population of 37,000. The town is served by a direct link to Nottingham city centre via the NET Tram system. Beeston is home to Nottingham University as well as Boots headquarters making it a vibrant location with a mix of families, professionals and students.

The property occupies a prime position forming part of Beeston Square which is a popular mixed use scheme. It sits on the corner with prominent return frontage to The Square. Beeston's main tram stop is situated just 100 yards away and nearby operators in the vicinity include The Arc Cinema, Pure Gym, B&M, Costa, Specsavers, Birds Bakers and Beeston Social.



The Property

The property comprises a large ground floor retail/leisure premises. It was formerly a Wilko and is still fitted out as such with open plan sales accommodation, rear store with roller shutter loading and ancillary staff accommodation. The property is fitted to a good standard for retail use but would also be suitable for alternative leisure/restaurant uses to complement the nearby cinema development. The property benefits from HGV loading capability to the rear.



EPC

A copy of the EPC is available on request.



Accommodation

The property provides the following approximate areas:-

Description	m ²	ft ²
Ground Floor Sales	642	6,910
Ground Floor Store	68.8	740
Ground Floor Ancillary (staff)	55.74	600
Total	766	8,250

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:-

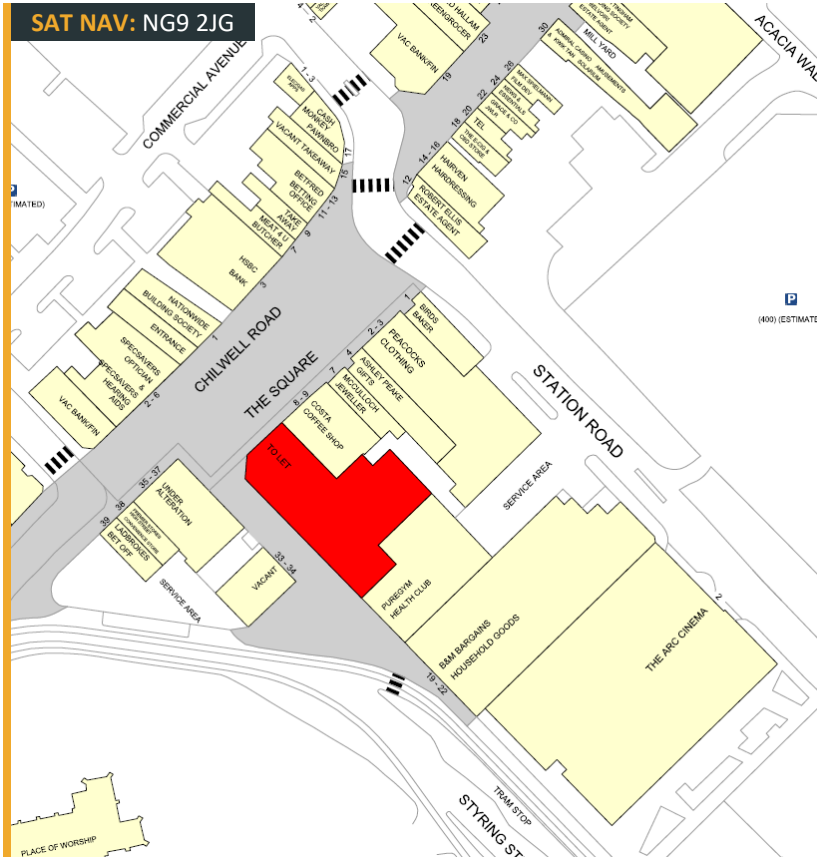
£100,000 per annum

Planning

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

Service Charge

A service charge is payable on an apportioned basis, full details on request.



Business Rates

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

Shop & Premises
Rateable Value (2023): £72,500

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2025 (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 & Legal Costs

VAT is applicable at the prevailing rate. Each party are to pay 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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