

## Prime retail/leisure opportunity in busy market town

Ground floor  
141m<sup>2</sup> (1,516ft<sup>2</sup>)

- Prime position within Beeston Town Centre
- Busy pedestrianised location
- Close to Beeston tram stop
- Opposite 8 screen Arc Cinema
- Nearby occupiers include Pure Gym, B&M, Specsavers and Beeston Social
- Rent £35,000 per annum exclusive



**TO LET**



Location



Gallery



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## 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 which is 100 yards away from the unit.

The property occupies a prime position forming part of Beeston Square which is a popular mixed-use scheme. It's situated just off the square and sits opposite the 8 screen Arc Cinema. Nearby operators in the vicinity include Pure Gym, B&M, Specsavers, and Beeston Social.

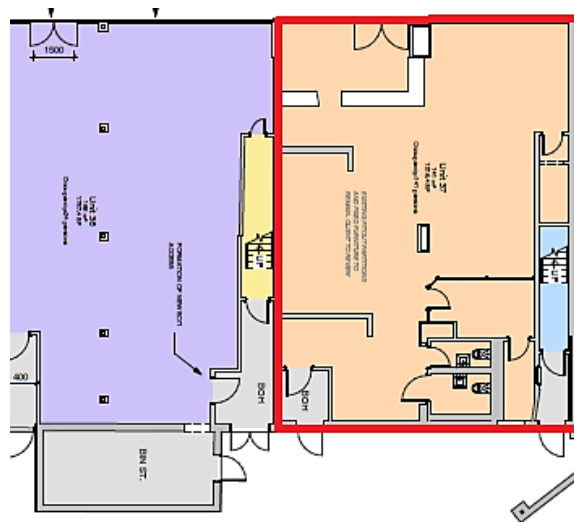
## The Property

The unit comprises ground floor retail/leisure premises. It provides ground floor sales with WC and staff facilities to the rear it is part fitted internally to a good standard.

## Accommodation

The property provides the following approximate areas:-

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground floor	141	1,516





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## Rent

The property is available as a whole at a quoting rent of:-

**£35,000 per annum**

## Lease Terms

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

## Planning

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 and gym.

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

## EPC

EPC rating- C-52

## Service Charge

A service charge is payable, the current estimate is £1,150 per annum.

## VAT

VAT is applicable at the prevailing rate.



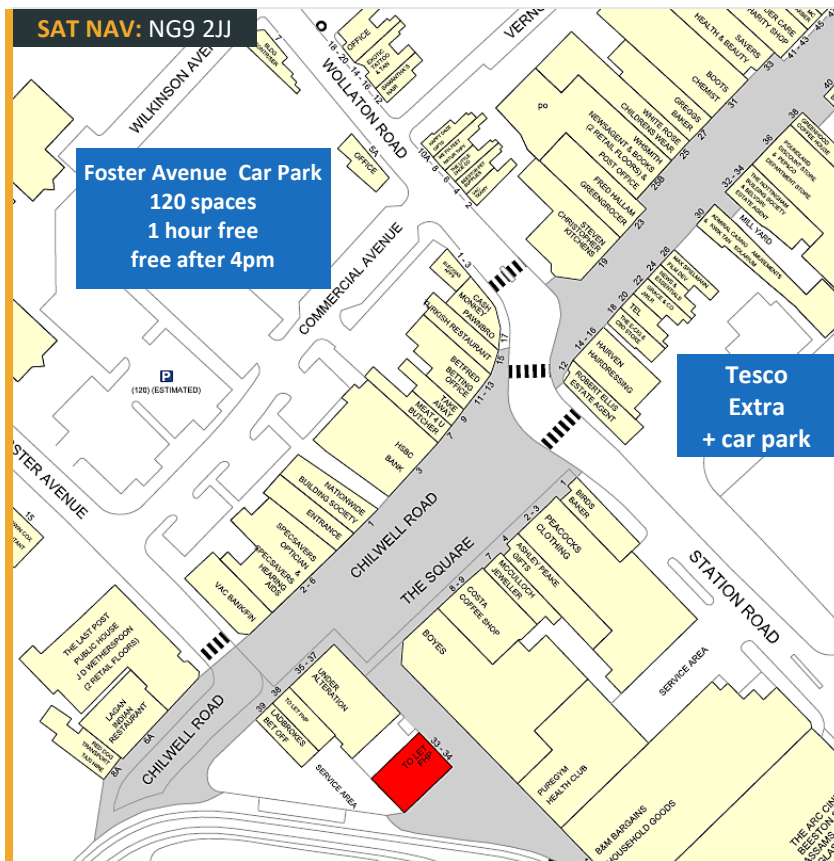
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## Business Rates

Due to reconfiguration, the business rates will need to be reassessed upon occupation.

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (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.

## Further Information

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

**Oliver Marshall**

07887 787 885

oliver@fhp.co.uk

**Dom Alston**

07890 568 077

dom.alston@fhp.co.uk

**Ellis Cullen**

07450 972 111

ellis.cullen@fhp.co.uk

or alternatively, contact our joint agents:-

**Jonathan Emmerson - HEB**

jemmerson@heb.co.uk

07977 556 070



**Fisher Hargreaves Proctor Ltd.**

10 Oxford Street  
Nottingham, NG1 5BG

**fhp.co.uk**

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