

18 High Road | Beeston | Nottingham | NG9 2JP

Prime pitch retail premises in Beeston Town Centre

Ground Floor Sales

54.63m² (588ft²)

- Prime pedestrianised pitch with strong footfall
- Use Class E
- Sought after neighbourhood location
- Available October 2025
- Nearby operators include **Boots, Greggs, WH Smith, Savers** and **Grace & Co**
- Rent - £23,500 per annum



TO LET



Location



Gallery



Contact





Location



Gallery



Contact

Location

Beeston is a busy suburb of Nottingham situated approximately 3 miles to the south west of the city centre with a resident population of 21,000. The town is served by a direct link to Nottingham city centre via the NET tram system and is home to Nottingham University as well as the Boots headquarters making it a vibrant location with a mix of families, professionals and students.

The property occupies a prime retail pitch within the thriving town centre on the pedestrianised section of High Road. High Road is home to an eclectic mix of national, regional and independent tenants with a vibrant combination of retail and leisure.

The Property

The property consists of an open plan sales area with a suspended ceiling and LED lighting and the benefit of air conditioning. To the rear there is further ancillary storage with stairs leading to the first floor housing the staff welfare facilities.

The property benefits from an electric roller shutter, 3 phase electric and rear access.

EPC

The property has an EPC Rating of 48 falling Band B.





Accommodation

The property provides the following approximate accommodation:

Floor	m ²	ft ²
Ground Floor Sales	54.63	588
First Floor Stores	28.43	306
Total	83.06	894

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:

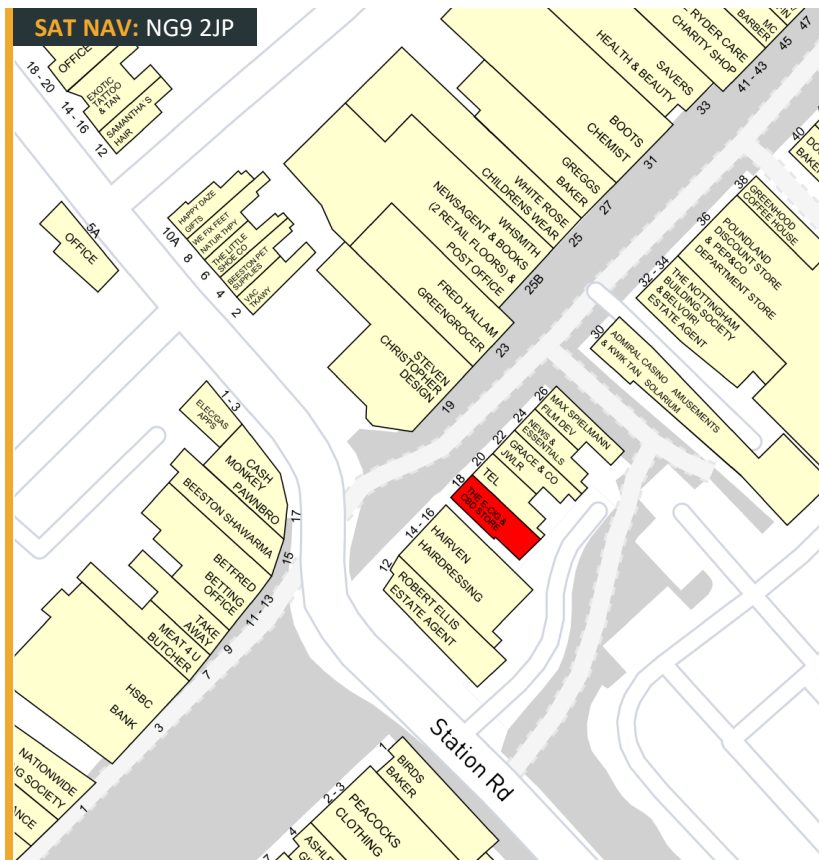
£23,500 per annum

Planning

The property is categorised as **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.

VAT

We understand the property is not VAT elected and therefore VAT will not be applicable to the rent.



Business Rates

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

Rateable Value (RV): £19,000

UBR Multiplier: 49.9p

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.

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.