

312 High Road | Chilwell | Nottingham | NG9 5EG

Prominent retail premises located on popular neighbourhood parade

50.70m²
(546ft²)

- Situated on the popular High Road
- Excellent property for start up businesses
- Small business rates relief (if applicable)
- No hot food takeaway use allowed
- Nearby operators include **Mind Nottinghamshire, Chilwell Barbers, Style Hairdressing** and **The Charlton Arms Public House**
- £8,000 per annum exclusive



TO LET



Location



Gallery



Contact





Location



Gallery



Contact

Location

Chilwell is a residential suburb of Nottingham, situated approximately 5 miles south west of Nottingham.

The property is situated on the prominent High Road directly opposite The Charlton Arms Pub. The location benefits from a high level of passing traffic and also benefits from having a main route bus stop directly outside the property.

The Property

The property comprises a ground floor retail unit with frontage onto the popular High Road. Internally, the property was previously used for a beauty salon consisting of vinyl flooring and LED lighting which is relatively open plan with welfare facilities to the rear.

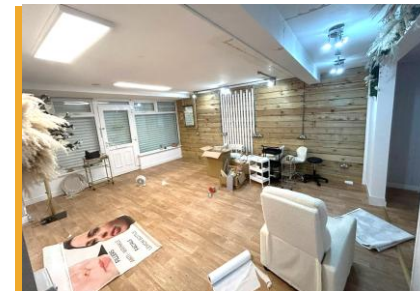
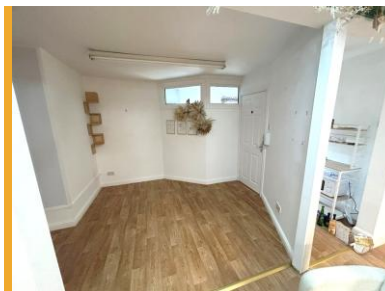
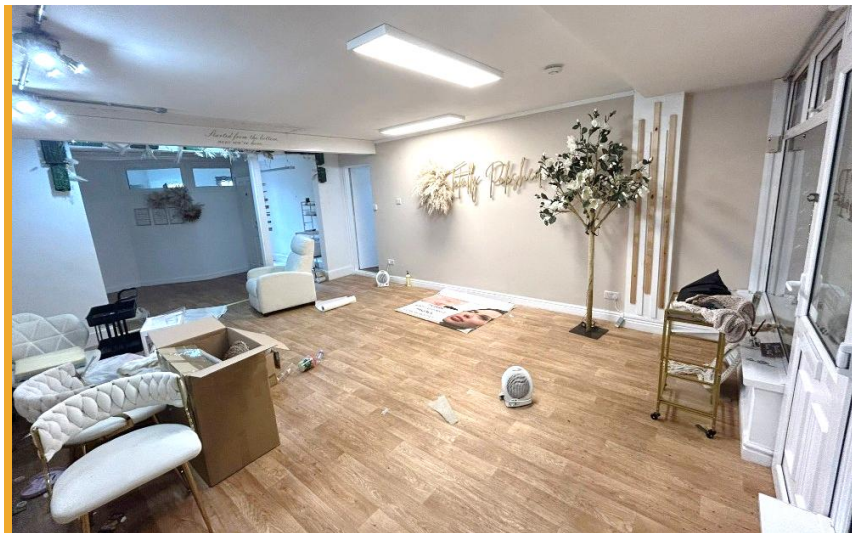
Externally, the property benefits from 1 car parking space, with an additional storage area available to be rented by way of a separate agreement.

Accommodation

The property provides the following approximate area:-

50.70m² (546ft²)

This information is given for guidance purposes.





Location



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Lease Terms

The property is available to let by way of 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:

£8,000 per annum exclusive

Service Charge

There is a service charge administered on an ad hoc basis. Further information can be provided by the sole marketing agents.

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, office use, clinic and health centre. This information is for guidance only and all parties should check themselves with the local billing authority.

VAT

VAT is applicable.

EPC

A copy of the EPC is available upon request.



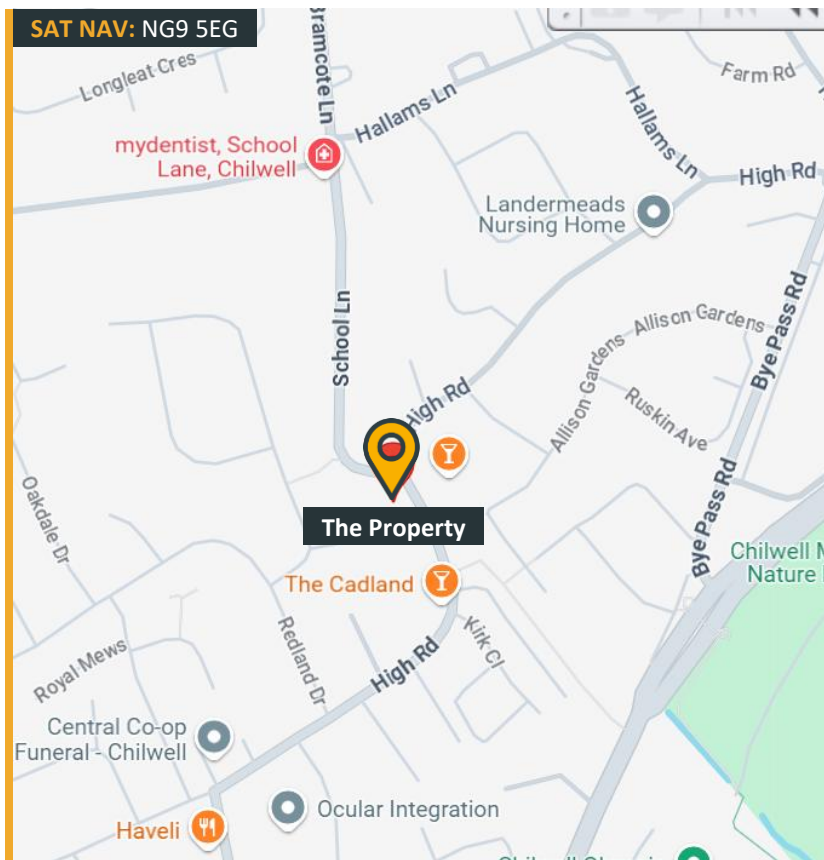
Location



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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.

Business Rates

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

Rateable Value (RV): £5,400

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.

Legal Costs

Each party are to be responsible for their own legal costs.

Further Information

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

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