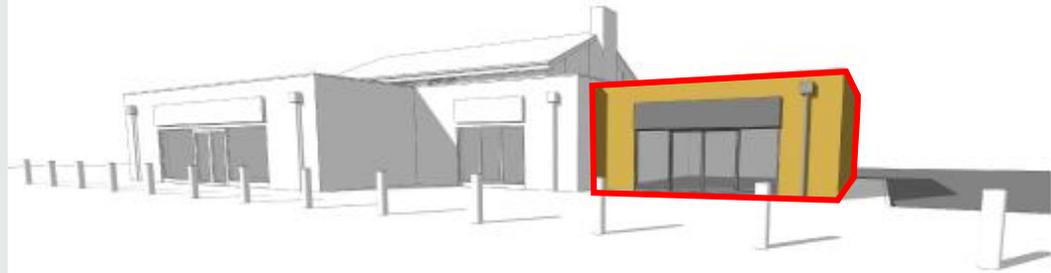


## Highly prominent brand new retail premises in St Anns

93m<sup>2</sup>  
(1,000ft<sup>2</sup>)

- Planning consent granted for Class E retail premises
- Highly visible location in popular Nottingham suburb
- Ample parking
- Unit to be finished to shell specification
- Adjacent to **Heron Foods**
- Quoting rent - £12,000 per annum



*Artist's Impression*

**TO LET**



Location



Gallery



Contact

## Location

The subject premises is located in the Nottingham suburb of St Anns, with a catchment of approximately 22,710.

The Wells Road is the main thoroughfare through St Anns linking Nottingham City Centre to Woodborough Road and benefits from a strong traffic flow. Situated adjacent to Heron Foods, the unit has strong visibility.

## The Property

Planning consent has been obtained for a circa 1,000 sq ft retail premises adjacent to the Heron Foods. With construction yet to be commenced, we understand the unit will benefit from a prominent fully glazed frontage alongside an open plan retail unit ready for tenant fit out.

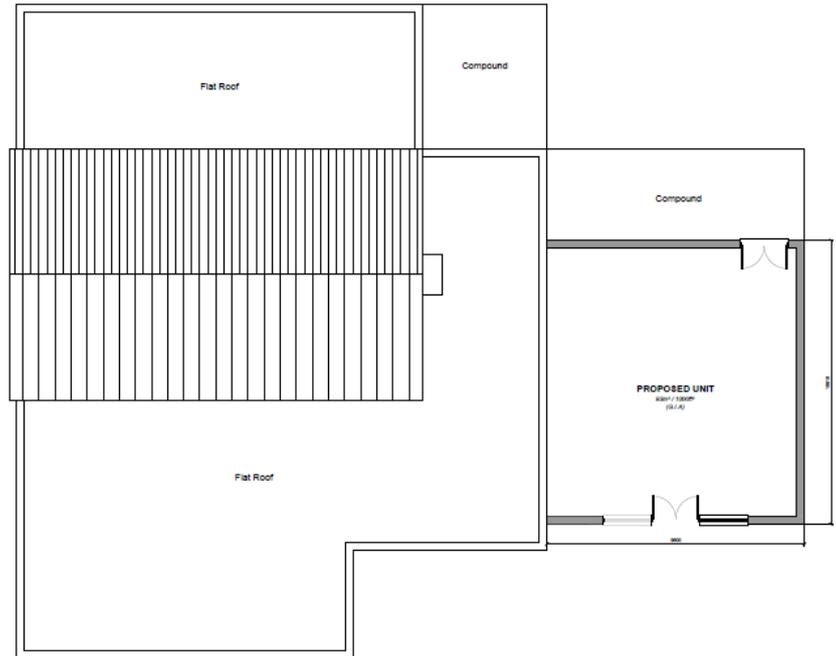
There will also be loading to the rear and shared car parking.

## Accommodation

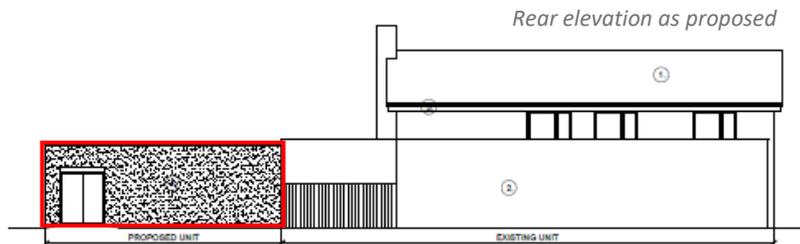
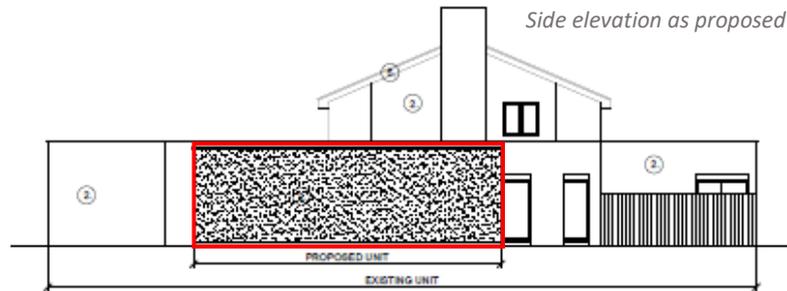
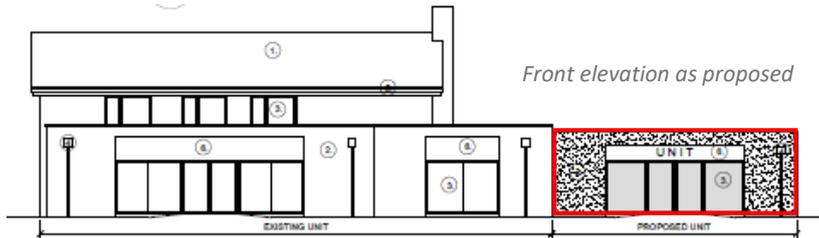
The property provides the following approximate gross internal area:.

**93m<sup>2</sup> (1,000ft<sup>2</sup>)**

The information is given for guidance purposes only.



*Ground floor plan as proposed*



## Lease Terms

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

## Rent

The property is available at a rent of:

**£12,000 per annum**

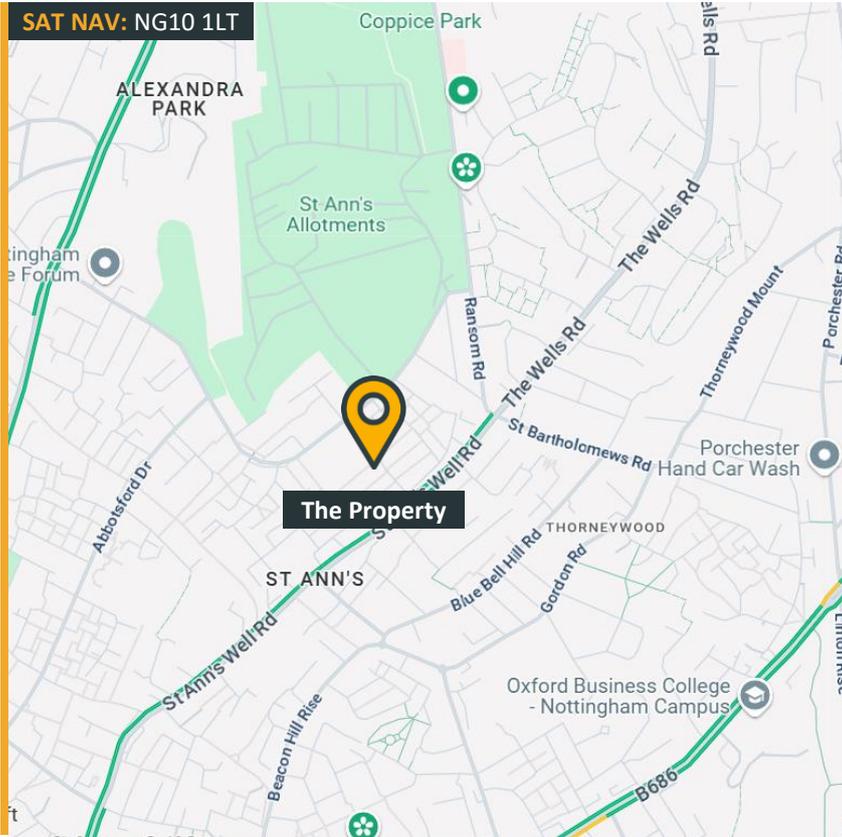
## Planning

It is understood that the current planning consent granted for the property is for all those uses falling within **Use Class E** which is suitable for: Retail Shop, Financial & Professional Services, Clinic, Office, Gym, Café/Restaurant or Creche.

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

## Business Rates

The property will require assessment from the Valuation Office Agency on practical completion. Please contact the sole marketing agents for further details.



## VAT

VAT is applicable on the rent at the prevailing rate.

## Service Charge

The service charge is administered on an ad hoc basis. Please contact the sole marketing agents for further information.

## EPC

A copy if available upon request.

## Further Information

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

### Ellis Cullen

07450 972 111  
ellis.cullen@fhp.co.uk

### Dom Alston

07890 568 077  
dom.alston@fhp.co.uk



### Fisher Hargreaves Proctor Ltd.

10 Oxford Street  
Nottingham, NG1 5BG

[fhp.co.uk](http://fhp.co.uk)

03/09/2025

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