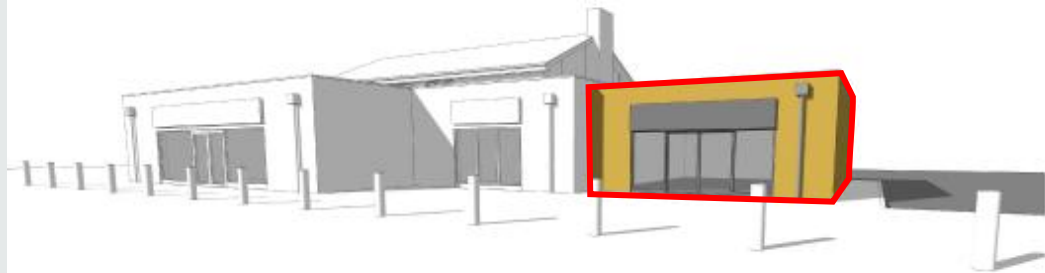


387-389 Wells Road | St Anns | Nottingham | NG3 3GL

Highly prominent brand new retail premises in St Anns

93m²
(1,000ft²)

- 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



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.

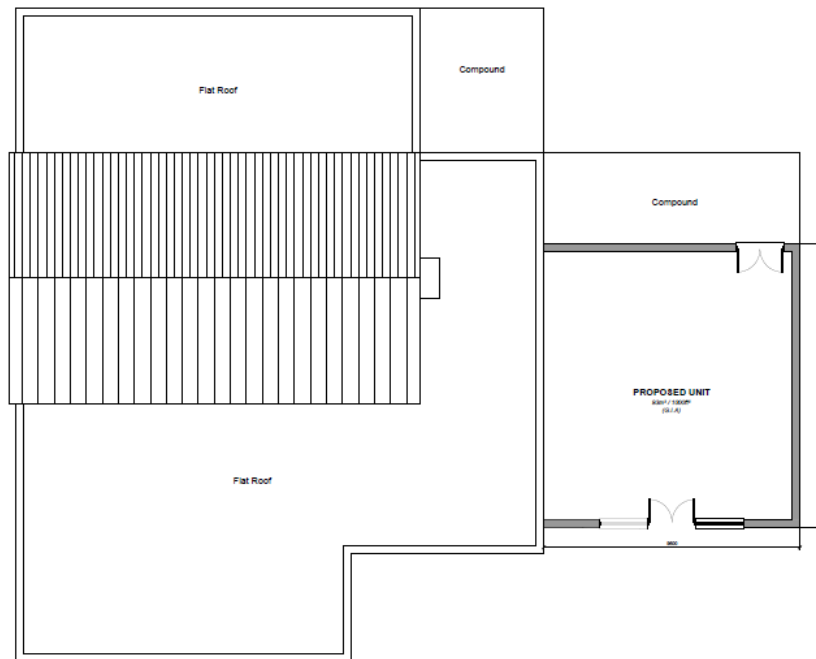
There will also be loading to the rear and shared car parking.

Accommodation

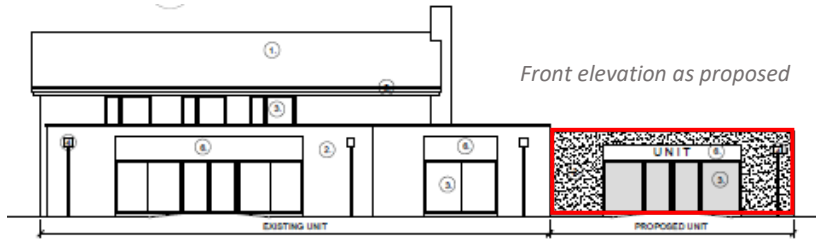
The property provides the following approximate gross internal area:.

93m² (1,000ft²)

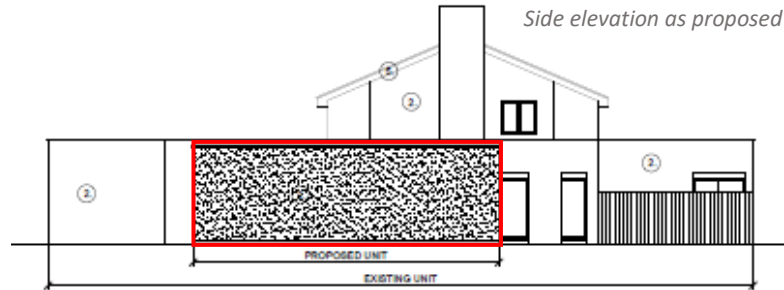
The information is given for guidance purposes only.



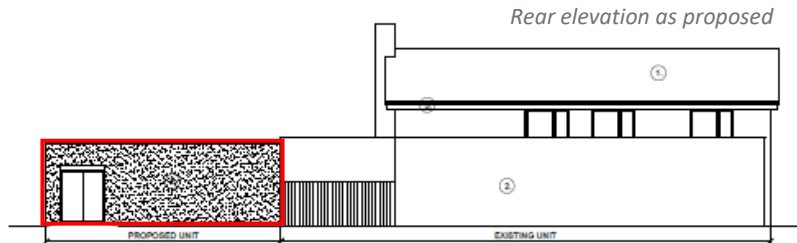
Ground floor plan as proposed



Front elevation as proposed



Side elevation as proposed



Rear elevation 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.



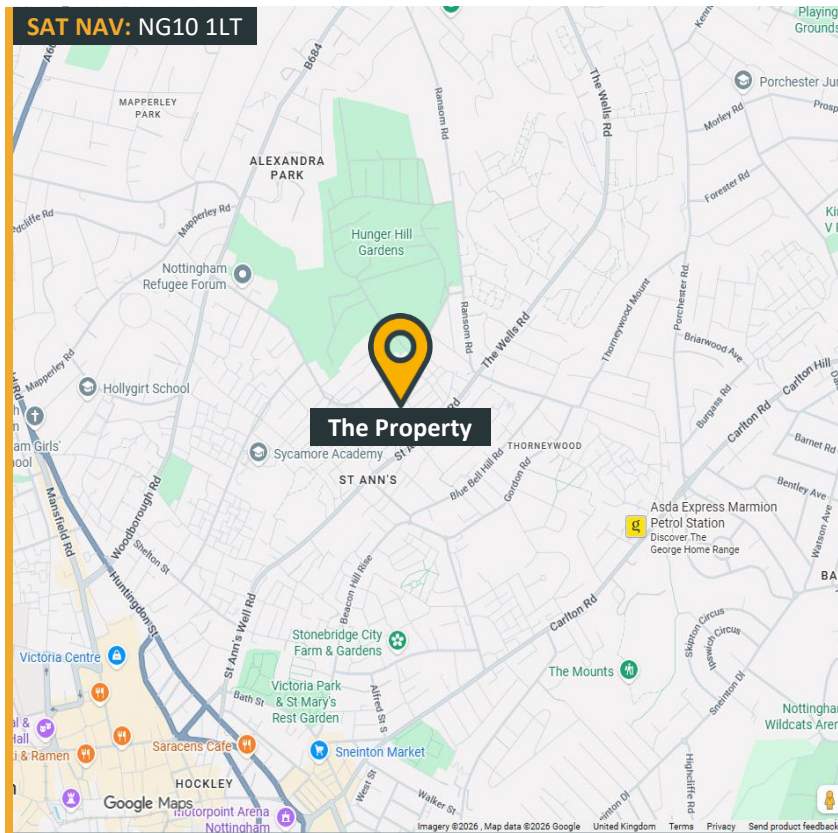
Location



Gallery



Contact



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:-

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03/09/2025

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