

Unit 2, 110 Trowell Road | Wollaton | Nottingham | NG8 2DH

Retail Opportunity in the affluent area of Wollaton to the west of Nottingham

Ground Floor Sales
153.29m² (1,650ft²)

- 1,650 ft²
- Outdoor Seating
- £27,500 per annum
- Coffee Shop/Café/Restaurant
- Free Parking



TO LET



Location



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Location

The subject property is situated on Trowell Road in the prosperous suburb of Wollaton on the west side of Nottingham.

The Property

The property comprises 1,650 ft² of retail space falling under Planning Use Class E.

The site is anchored by the Lidl food store and benefits from 335 free car parking spaces. The site comprises 11 retail units alongside Lidl's food store including a Charity Shop, a Hair Salon and a Furniture Store coming soon.

EPC

The property has an EPC rating of B.

Lease Terms

The property is available on a 10 year lease.





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Rent

The property is available at a rent of:-

£27,500 per annum

payable quarterly in advance.

Planning

We understand 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, creche and gym. There are restrictions on Barbers Shop and Charity uses.

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

Business Rates

To be assessed 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.



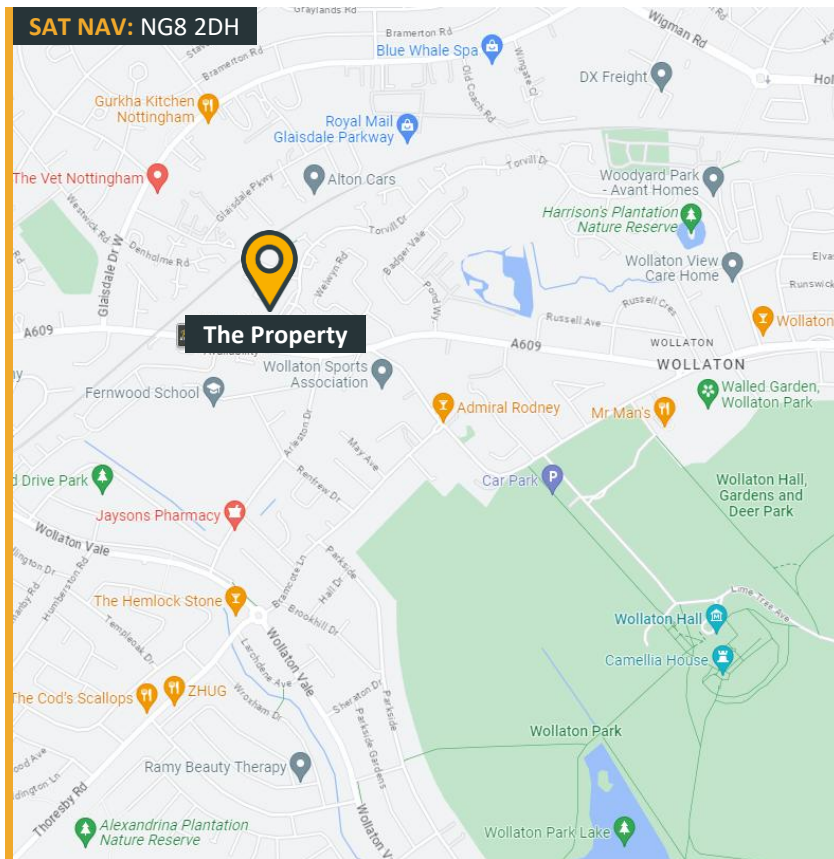
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Legal Costs

Each side to be responsible for their own legal costs.

Further Information

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

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02/12/2025

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