

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

Ground Floor Sales
113.52m² (1,222ft²)

- 335 free car parking spaces on site
- Regularly configured
- Close proximity to the 23,000ft² Lidl food store (approx. 15,000 customers per week)
- Nearby occupiers include **Lidl**, **The Extra Care** and **The Green Room**
- Suitable for a variety of uses (subject to planning)
- Rent - £27,500 per annum exclusive



TO LET



Location



Gallery



Contact



Location

The property is situated at Wollaton District Shopping Centre fronting Trowell Road in the affluent suburb of Wollaton in the west side of Nottingham adjacent to the 23,000ft² Lidl food store alongside the Green Room Hair & Beauty and Extra Care.

The development comprises 7 new retail units with 335 car parking spaces.

The Property

The property comprises 1,222ft² of retail space falling under Planning Use Class E. Internally, the property comprises of a large ground floor sales space, with a WC to the rear and the privately accessed backroom storage.

At current, we also have two further available units ranging from 800ft² - 1,600ft².

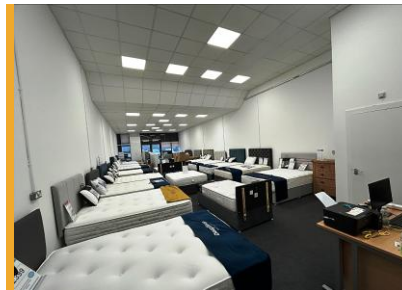


Accommodation

The property provides the following approximate areas:-

Description	m ²	ft ²
Ground Floor Sales	113.52	1,222
Storage lockup	46.45	500
Total	159.97	1,722

(These measurements are given for information purposes only.)





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:-

£27,500 per annum exclusive
(twenty-seven thousand five hundred pounds)

Planning

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 and gym.

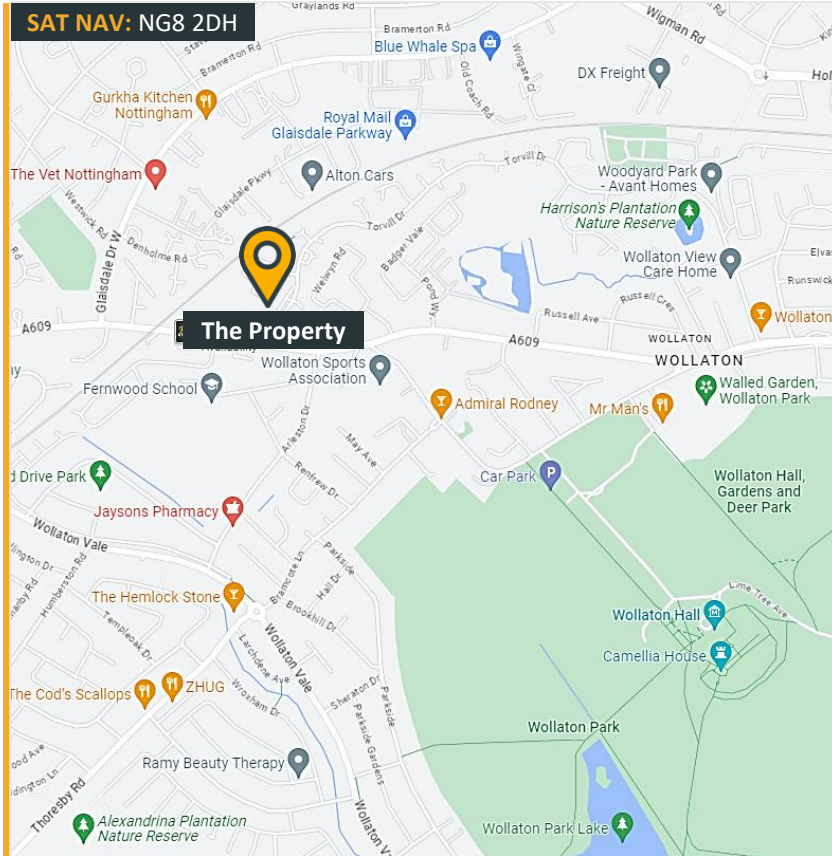
This information is for guidance only and all parties should check themselves with the local planning authority.

Business Rates

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

Rateable Value (1st April 2023 to present): £19,250

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.



VAT

VAT is applicable at the prevailing rate.

Legal Costs

Each party will bear their own legal costs incurred.

EPC

The property has an energy rating of B42. A copy of the Energy Performance Certificate is 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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