

## Prominent retail unit in the heart of West Bridgford

25.93m<sup>2</sup>  
(279ft<sup>2</sup>)

- Rare opportunity in one of Nottingham's most popular and affluent suburbs
- In close proximity to the main pedestrian crossing
- Small business rates relief for applicable businesses
- Nearby occupiers include **William H Brown, Timpsons** and **888 Vapour**
- Quoting rent - £15,000 per annum



**TO LET**



Location



Gallery



Contact





Location



Gallery



Contact

## Location

West Bridgford is widely recognised as one of Nottingham's most popular and affluent suburbs where both the commercial and residential property markets are extremely buoyant. West Bridgford is home to landmark destinations including the City Ground, home to Nottingham Forest Football Club, and Trent Bridge Cricket Ground, home to Nottinghamshire County Cricket Club and Trent Rockets as well as hosting the national cricket team multiple times annually.

Central West Bridgford hosts an eclectic mix of national and regional tenants which includes the likes of The Botanist, Cote Brasserie, Gigging Squid, Loungers, Caffé Nero, Costa, Pizza Express and Wagamama's. Amongst the national tenants there are also a number of popular regional operators which includes Escabeche, Gilt, Yumacha and Grounded Kitchen.

Tudor Square and the immediate area are home to a diverse range of occupiers including William H Brown Estate Agents, 888 Vapour and Timpsons, contributing to a steady flow of both destination and convenience led foot traffic.

## The Property

Benefitting from a prominent glazed frontage, the premises consists of an open plan retail area leading into a small kitchenette and staff welfare facility.





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## Accommodation

The retail accommodation has the approximate net internal area:

**25.93m<sup>2</sup> (279ft<sup>2</sup>)**

## Lease Terms

The property is available on a new effective full repairing and insuring lease for a term of years to be agreed.

## Rent

The property is available at a rent of:

**£15,000 per annum**

## Service Charge

A service charge is levied for the upkeep and maintenance of Tudor Square. The service charge for the previous year was £787.17 per annum. Further info available upon request.

## Planning

It is understood the property falls 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.

## EPC

The property has an EPC rating of 97 falling within Band D.

