

6 Chilwell Road | Beeston | Nottingham | NG9 1EF

## Prime position retail/leisure premises in Beeston town centre

Ground Floor Sales  
129.82m<sup>2</sup> (1,397ft<sup>2</sup>)

- Busy pedestrianised pitch fronting The Square
- Prominent return frontage
- Suitable for retail, restaurant or café uses
- Nearby occupiers include **Arc Cinema, Pure Gym, B&M, Boyes, Specsavers** and **Beeston Social**
- Quoting rent £30,000 per annum



**TO LET**



Location



Gallery



Contact





Location



Gallery



Contact

## Location

The property is situated in the heart of the thriving market town of Beeston. Beeston is a busy suburb of Nottingham situated approximately 3 miles to the south-west of the city centre with a resident population of 37,000. The town is served by a direct link to Nottingham city centre via the NET Tram system which is 100 yards away from the unit. Beeston is home to Nottingham University as well as Boots headquarters making it a vibrant location with a mix of families, professionals and students.

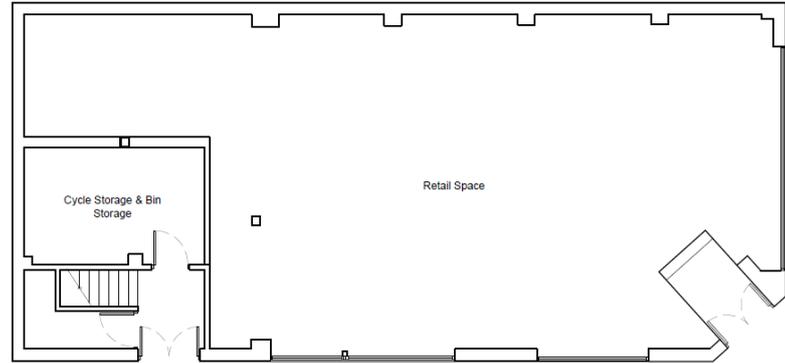
The property occupies a prime position fronting Beeston Square. It is 2 minutes walk from the 8 screen Arc Cinema and surrounding leisure uses. Nearby operators in the vicinity include Pure Gym, B&M, Tesco Extra, Specsavers, Rassams Creamery and Beeston Social.

## The Property

The property provides ground floor open plan accommodation provided in shell and core specification. It benefits from prominent return frontage onto The Square, it has 3 phase electricity and capped gas and water supplies. To the front there is potential for good outdoor seating potential (subject to required licence).

## EPC

A copy of the EPC is available on request.



Proposed Ground Floor Plan

Scale 1:100





Location



Gallery



Contact



## Accommodation

The property provides the following approximate areas:-

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	129.82	1,397

## 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 quoting rent of:

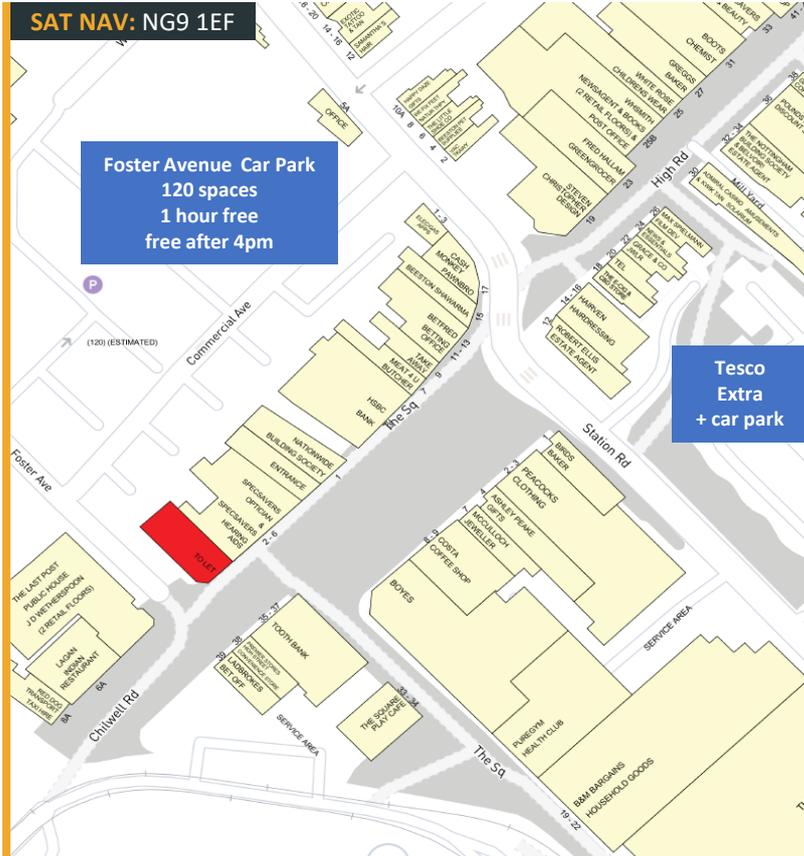
**£30,000 per annum**

## Planning

We understand 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.

## Service Charge

A service charge will be applicable towards communal maintenance and the external of the building.



## Business Rates

Following reconfiguration of the property to provide ground floor accommodation only, the business rates will need to be reassessed on occupation.

From 01 April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of 38.2p. 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 are to be responsible for their own legal costs.

## Further Information

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

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