

37 Radcliffe Road | West Bridgford | Nottingham | NG2 5FF

## Prominent roadside retail unit in West Bridgford

Ground Floor Sales  
76.83m<sup>2</sup> (827ft<sup>2</sup>)

- Fronting busy arterial road
- Demised parking to the front with on street car parking close by
- Close to West Bridgford Town Centre, The City Ground and Trent Bridge
- Available immediately
- Nearby occupiers include **The William Gunn, Dominos, Cuzina** and **Steven Christopher Design**
- Quoting rent - £22,500 per annum



**TO LET**



Location



Gallery



Contact



## Location

West Bridgford is one of Nottingham's most popular and affluent suburbs, with residents being a strong mix of families, young professionals and students.

The property occupies an extremely prominent position on Radcliffe Road which is the main aerial route connecting the A52 to Nottingham City Centre through West Bridgford.

Radcliffe Road is home to a number of national, regional and independent retailers to include McDonalds, Dominos, John A Stephens Builders Merchants, Palmers of Trent Bridge and Cuzina.

The property is located opposite Trent Bridge and close to the City Ground so benefitting from strong match day footfall.

## The Property

The premises are arranged over ground floor and was formally used as a beauty salon but could be used for alternate uses subject to planning.

There is off street parking to the front and rear loading at the rear of the property.

## EPC

The property has an EPC rating of 68 falling within Band C.





## Accommodation

The retail accommodation has the approximate net internal areas:

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	76.83	827
Ground Floor Ancillary	49.53	533
<b>Total</b>	<b>126.36</b>	<b>1,360</b>

This information is for guidance only.

## Lease Terms

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

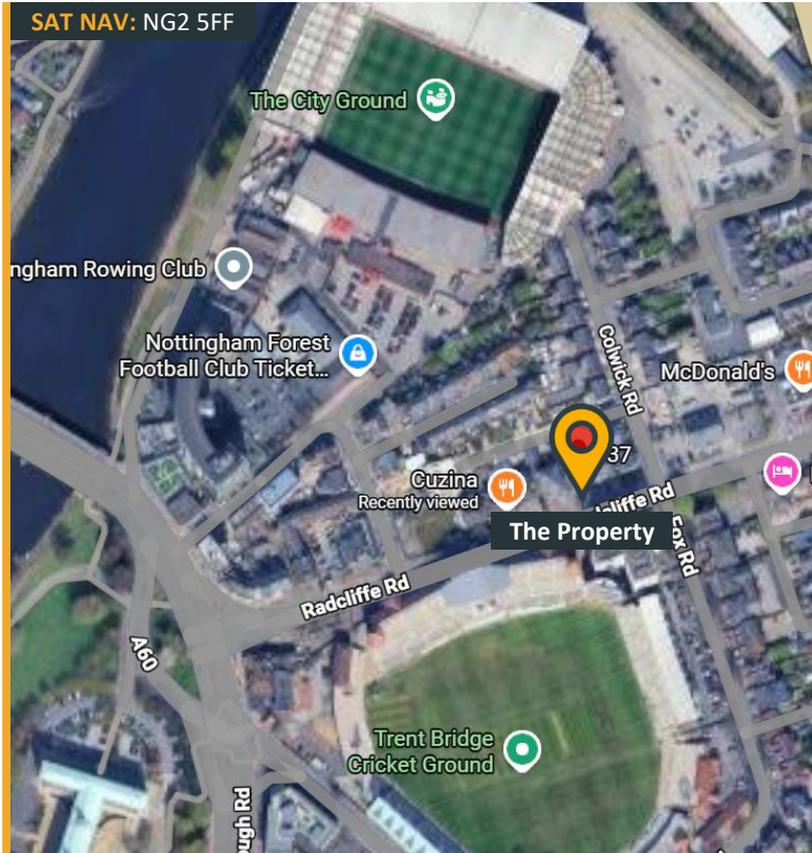
## Rent

The property is available at a quoting rent of:

**£22,500 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.



## Business Rates

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

Rateable Value (RV) to 31 March 2026: £14,500

Rateable Value (RV) from 01 April 2026: £18,500

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.

## Further Information

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

### Ellis Cullen

07450 972 111

[ellis.cullen@fhp.co.uk](mailto:ellis.cullen@fhp.co.uk)

### Dom Alston

07890 568 077

[dom.alston@fhp.co.uk](mailto:dom.alston@fhp.co.uk)



### Fisher Hargreaves Proctor Ltd.

10 Oxford Street  
Nottingham, NG1 5BG

[fhp.co.uk](http://fhp.co.uk)

02/03/2026

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