

36A & 36B High Road | Beeston | Nottingham | NG9 2JP

Excellent Retail Investment For Sale in one of Nottingham's best and thriving suburban shopping centres

1190.88m²
(12,819ft²)

- Let to Poundstretcher Limited expiring on 8th February 2036 at £85,000 pa
- 100% prime location close to major Tesco store and car park to the rear.
- Other nearby occupiers include Boots, Savers, T G Jones/Post Office, Peacocks, Holland & Barrett and Greggs
- Offers invited at £850,000 to show 9.38% after costs at 6.58%



FOR SALE



Location



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Location



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Location

Nottingham is a major provincial city which is recognised as the principal shopping centre for the East Midlands. It has a diverse economy with substantial interests in manufacturing, textiles, industrial uses, education, warehouse, logistics and offices. It is a regional shopping centre.

The current city population is 275,000, with 90,000 students and a catchment of 750,000 persons. Beeston lies approximately 3 miles due west of Nottingham City Centre. It is one of the best 3 suburban trading centres within the Nottingham conurbation. There are many multiple retailers represented including T G Jones/Post Office, Costa Coffee. To the rear of Station Road and Arcadia Walk there is a major Tesco store (24 hours) and 400 space car park.

This property is situated on the southern side of High Road, close to its junction with The Square Shopping Centre.

The Square Shopping Centre has been recently reconfigured and incorporates a major Gym together with The Arc Cinema and an adjacent site currently under construction by the Cassidy Group for 419 student beds due to open in Autumn 2026.

Beeston itself is a popular suburban location for students, being within walking distance of the main University of Nottingham campus off University Boulevard.

In summary, this property occupies a 100% trading position in one of the most prosperous and busy suburban shopping centres.





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Property

The property comprises a substantial building probably erected in the 1930's as a former Woolworths store. The property was recently let to Poundstretcher. The property has a main frontage to High Road and rear access from Arcadia Walk. To the rear of the property there is a major Tesco store with car parking, with other car parks situated close by.

The accommodation of the building is arranged on ground and one upper floor and is capable of being sub-let at a later stage if so required. The first floor accommodation is very substantial and is relatively under-utilised.

Accommodation

The property comprises the following accommodation:

Floor	m ²	ft ²
Ground Floor Sales	495.52	5,334
Ancillary	151.05	1,626
Total Ground Floor	646.58	6,960
First Floor Stores	544.30	5,859
Total Accommodation	1190.88	12,819

Lease

The property is let on a full repairing and insuring lease, subject to a Schedule of Condition, for a term of 10 years from 9th February 2026, expiring on 8th February 2036. There is a rent review and tenant's only break as at 9th February 2031 (approximately 4½ years to break date). The rent payable is £85,000 per annum payable monthly on the first day of month.

Rental Value

The property was recently relet at £85,000 per annum, the previous rent being £77,500 per annum. An analysis of the rent negotiated upon the letting is as follows:-

Ground Floor Sales	5,334	@ £12.21
Ancillary Accommodation	1,626	@ £5.00
First Floor Stores	5,859	@ £2.00

EPC

The property has an EPC Certificate expiring on 3rd May 2034, Band C.

Rating Assessment

Shop & Premises
 Rateable Value - £92,500





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Covenant

Poundstretcher Limited are shown by Experian to have a credit rating as follows:

Risk Score:	76/100
Risk:	Below Average Risk
Credit Limit:	£1,600,000
Credit Rating:	£790,000

The principal activities are as follows:
Discount retailing of household products.

Parent Company – Poundstretcher Leicester Limited
Ultimate Holding Company – Fortress Investment Group LLC.

VAT

The property is elected for VAT, and any sale will be as a TOGC.

Price

Offers are invited at at £850,000 to show an initial yield of 9.38% after costs at 6.58%.

Further Information

Copies of the Lease, EPC Certificate, photocopied reduced floor plans and other relevant information are available upon request.





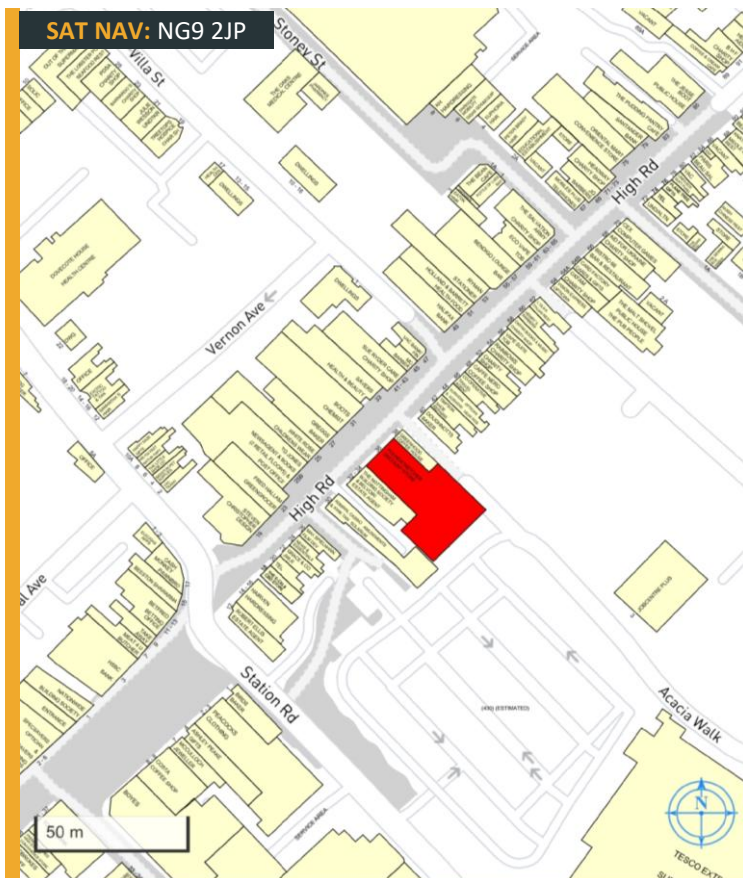
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Identity Checks

In order to comply with Anti-Money Laundering Legislation, any purchaser will be required to provide identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

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 emails or website below:-

Noel Roper

07711 211 511

noel@fhp.co.uk**Steve Gillott**

07887 787 887

steve@fhp.co.uk**Fisher Hargreaves Proctor Ltd.**
10 Oxford Street
Nottingham, NG1 5BG**fhp.co.uk**

17/09/2026

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