

261-271 Ilkeston Road & 4-6 Bright Street | Nottingham | NG7 3FY

Retail Trade Counter

Previously occupied by Willbond

659.59m²
(7,100ft²)

- Situated close to Tesco and Lidl
- Surrounded by student accommodation
- Rear Parking for circa 10 cars
- Rent - £72,500 per annum



**FOR SALE/
TO LET**



Location



Gallery



Contact



Location

The property is situated in a high-profile location close to Lidl, Tesco and surrounded by Student Accommodation.

The Property

The property was previously 5 shops that have been combined to provide showroom accommodation at ground floor together with first floor offices. In addition, there is a stand-alone industrial unit.

Accommodation

The premises comprise the following approximate accommodation:-

Description	m ²	ft ²
Showroom	287.99	3,100
First Floor Offices	185.80	2,000
Industrial Unit	185.80	2,000
Total	659.59	7,100

Outside there is parking to the rear for circa 10 cars and on-road parking.

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).





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Lease Terms

The property is available by way of a new 10 year lease on full repairing terms.

Rent

£72,500 per annum for the whole.

Planning

Class E which provides for the property to be occupied as retail, showroom or offices, or other B1 use or Trade Counter use.

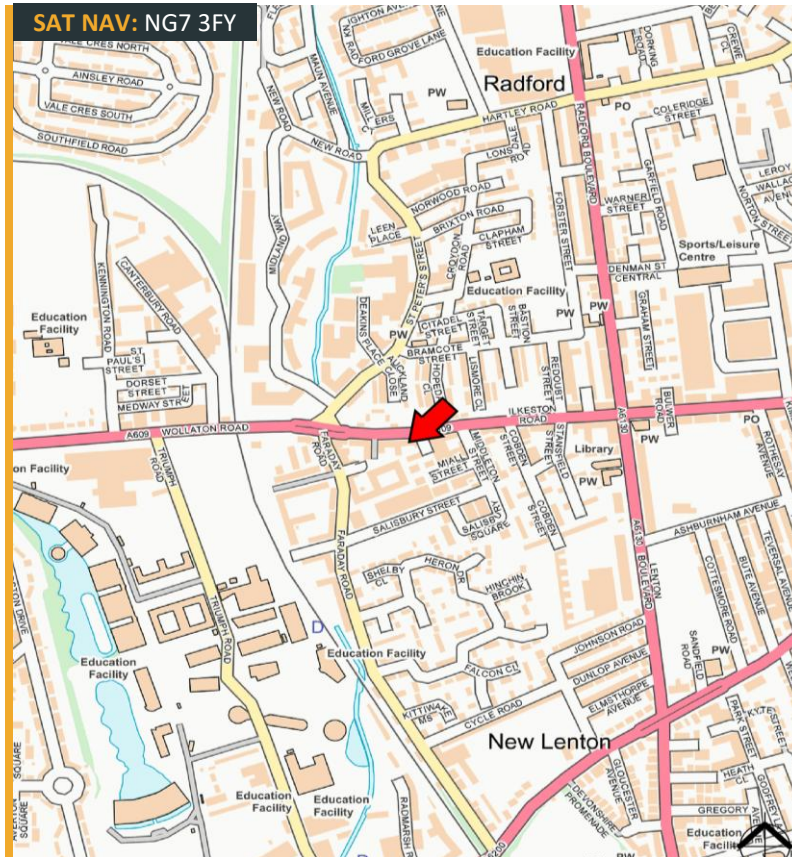
Business Rates

The Valuation Office has listed the Rateable Values of the property as follows:-

Shop & Premises:	Rateable Value £32,000
Warehouse & Premises:	Rateable Value £ 9,800

The current UBR is 43.2 pence. However, all interested parties are advised to make specific enquiries with the local billing authority.





EPC

A copy of the EPC is available upon request.

Legal Costs

The incoming tenant to cover the Landlord's 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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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.