

Prime Shop To Let

Nottingham

7-9 Commercial Road

Bulwell



LOCATION

The premises occupies a prime trading position on Commercial Road, within close proximity to Bulwell Market Square. National retailers located nearby include **Boots**, **Greggs**, **Card Factory** and **Shoe Zone**.

An extract from the street plan is attached upon which the property has been highlighted.

ACCOMMODATION

The property is arranged over ground and first floor comprising the following approximate net internal floor areas:

Ground Floor	1,918 sq ft	178 sq m
First Floor	613 sq ft	57 sq m

LEASE

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

£32,500 per annum exclusive.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

RATES

We have been verbally advised that the property is assessed as follows:-

Rateable Value	£25,000
UBR (2018/2019)	£0.48
Rates Payable	£12,000

Interested parties are advised to make their own enquiries to the Local Authority to verify this information.

EPC

An EPC has been commissioned and a copy can be provided upon request.

VIEWING

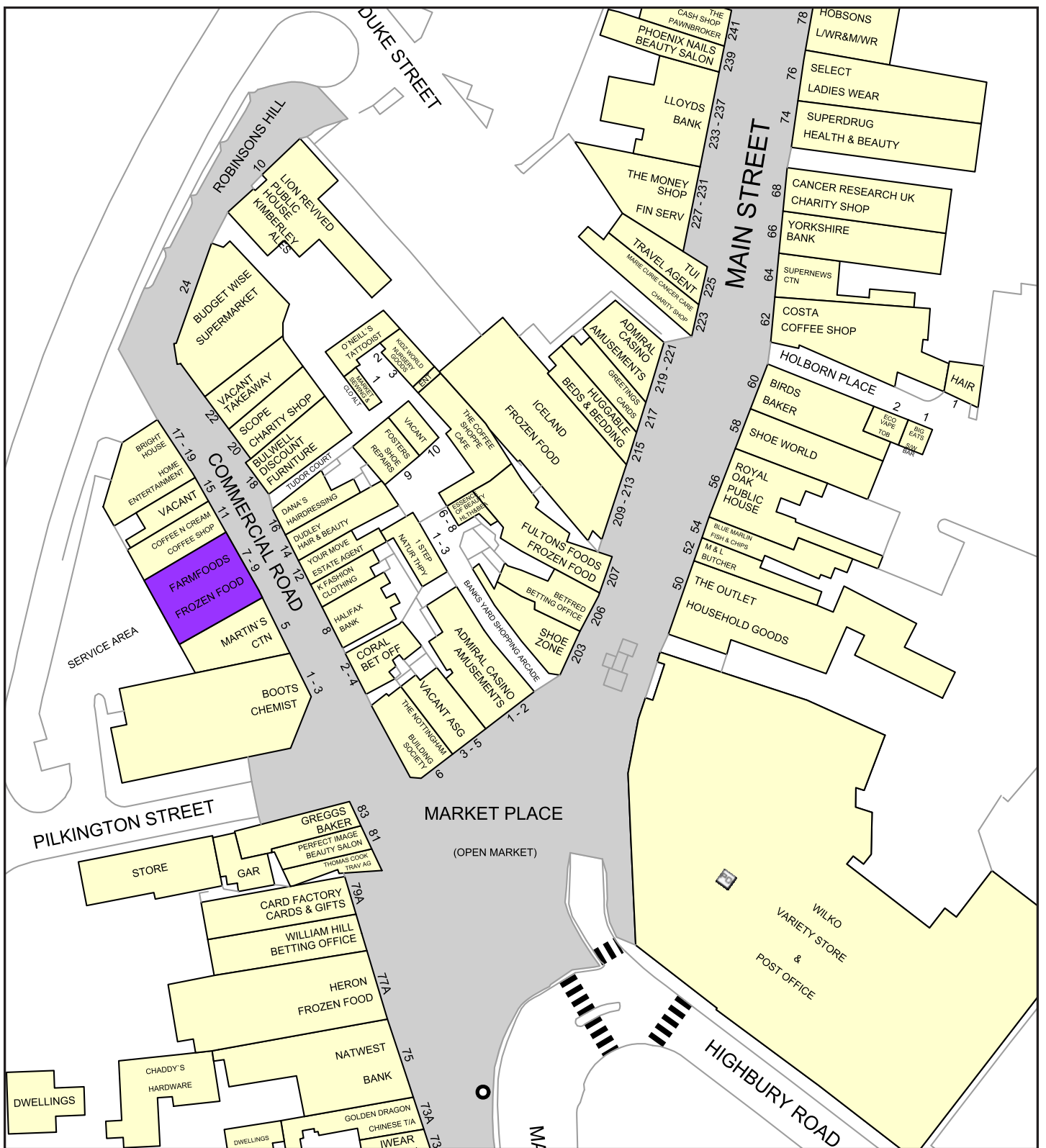
All viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

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Subject to contract



Prime Retail.

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