
Units 1 & 2 | 1 Station Road
Beeston | Nottingham | NG9 2WJ

Centrally located retail unit within Beeston town centre adjacent to Tesco

155.85m² (1,677ft²)



- **Prominent location**
- **Immediately available**
- **Nearby operators include Tesco, Peacocks, Greggs, B&M Bargains, Costa, Birds Bakery, Boots, New Look and Vodafone**
- **Rent £20,000 per annum exclusive**



To Let



Location

Beeston is located 3 miles south west of Nottingham city centre with a population of approximately 21,000 persons and a catchment of over 500,000 within a 6.5 mile radius.

The subject premises occupy a prominent position within the entrance to Tesco with large glass frontage and pedestrian footfall access in the Tesco.

Retailers within the vicinity include Tesco, Sainsburys, WH Smith, Boots, Poundland, Greggs to name but a few.

Beeston is now serviced by the extension of the NET Tram Network offering a direct service into Nottingham city centre from High Road.

Accommodation

We understand that the property comprises the following approximate areas:-

Description	m ²	ft ²
Ground Floor Sales	155.85	1,677

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

The unit was originally built as two separate units which have been combined however subject to requirements, it would be possible to split the unit into two, both comprising of approximately 800ft².



Lease Terms

The premises are available by way of a new lease for a term of years to be agreed on an effectively full repairing and insuring term subject to five yearly rent reviews.

Rent

The property is available at a rent of:-

£20,000 per annum exclusive

Planning

We understand that the property benefits from planning consent for:-

A1 (Shops)

(This information is given for guidance purposes only)

Business Rates

We are verbally advised by Broxtowe Borough Council Business Rates Department that the premises are assessed as follows:

Rateable Value 2017: £30,250

The current UBR is 48.0p. However, all interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of transitional phasing implications.

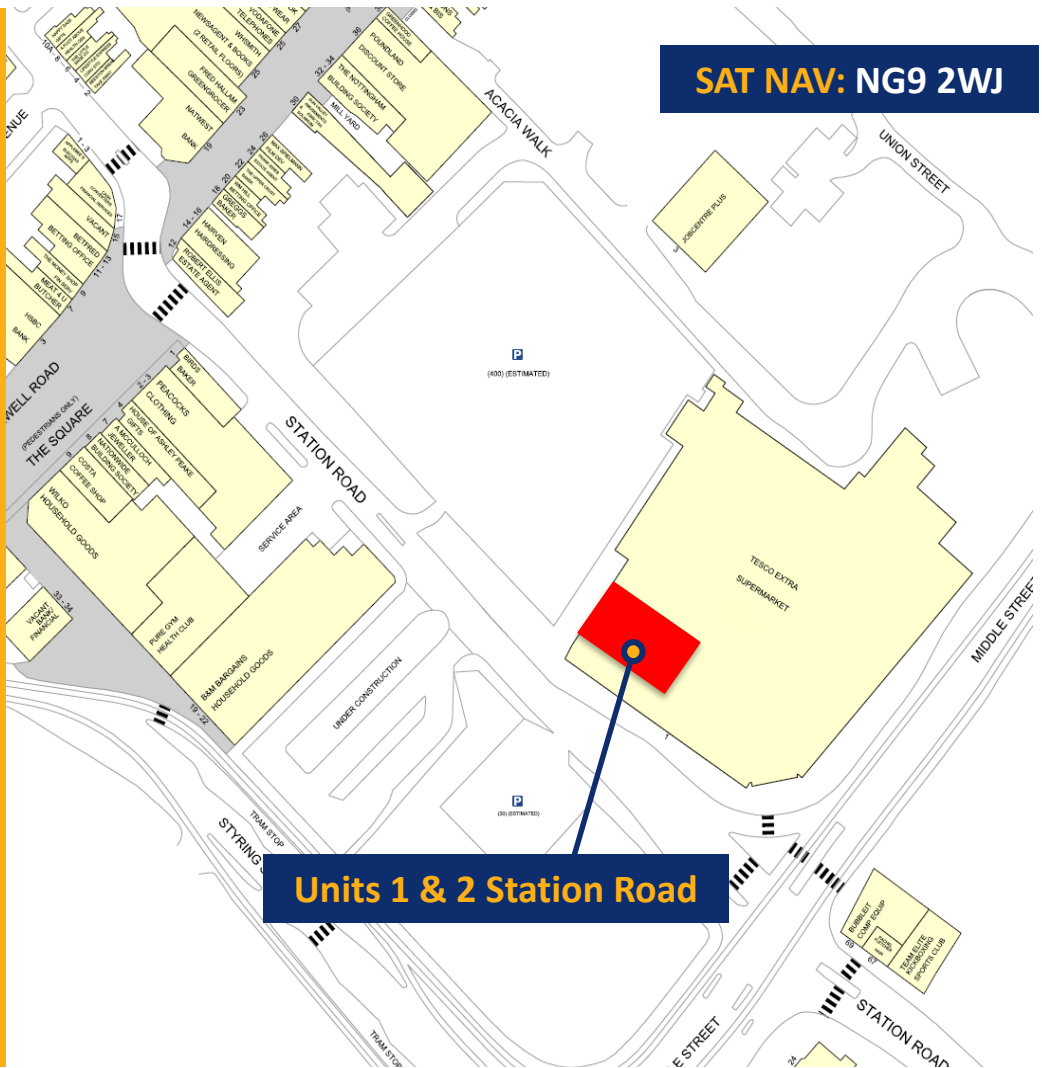
VAT

VAT is applicable at the prevailing rate.

Legal Costs

Each party are to be responsible for their own legal costs incurred.

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Units 1 & 2 Station Road

For further information or to arrange to view please contact:

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