



103A High Road, Beeston, Nottingham, Nottinghamshire NG9 2LH

Ground Floor Unit

- **Close to Beeston town centre**
- **863 sq ft with staff parking to the rear**
- **Strong mix of independent and national retailers nearby**
- **A1/A2 use available (other uses subject to planning)**

For enquiries and viewings please contact:



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Location

The property is located in Beeston, which lies approximately 3 miles southwest of Nottingham City centre, with a population of c.21,000. The town benefits from good public transport links to and from Nottingham City centre including multiple bus routes and a tram service. The local train station provides direct services to Birmingham New Street and London St Pancras.

The subject premises occupy a prominent roadside position on the secondary retail pitch of Beeston. The property is in close proximity to the main pedestrianised prime retail pitch of High Road.

The property is in a located within a stretch of High Road that is home to a number of professional services firms and estate agents, whilst also being close to a number of independent retailers including coffee shops, hairdressers and takeaways.

Description

The property comprises a ground floor unit which was previously used as an estate agent which forms part of a wider parade of 5 ground floor shops with a solicitors offices to the first floor. The premises have currently been partitioned to create a general open office area and meeting rooms. To the rear there are 2 wc's and staff kitchenette area with access to the block car park which also backs onto the local authority car park accessed via Derby Street.

Accommodation

	Sq Ft	Sq M
Total	862	80.1

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

It is our understanding that the subject property benefits from A2 (Financial and Professional Services) planning under the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties should make their own enquiries of Broxtowe Borough Council.

Tenure

The property is available by way of a new lease on terms to be agreed.

Business Rates

The property is currently listed as Shop and Premises and has a rateable value of £13,250.

Source: VOA

Rent

£17000 per annum exclusive

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party is to bear their own legal costs incurred as part of any transaction.

EPC

The premises have an EPC assessment of: 90 which is a 'D'.

Viewings

Viewings are by appointment with sole agents Innes England.

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