

Trent Bridge Retail Park | Loughborough Road |
West Bridgford | Nottingham | NG2 7LJ

Available Spring 2020 Planning Consent Granted

6 Units from 954 to 17,442 ft²



- Adjacent to Trent Bridge Cricket Ground
- Significant frontage to Loughborough Road
- Prime West Bridgford Catchment
- 63 Free Car Parking Spaces
- Suit Retail Showroom/Restaurant/Coffee/Convenience
- 27,000 vehicle movements/day
- Available Easter 2020



To Let

Situation

The subject site is situated on the former Sandiccliffe Motors Site fronting Loughborough Road, one of the busiest roads in Nottingham (27,000 cars per day), close to the junction with Bridgford Road and Trent Bridge.

The Development

The development will see the creation of up to 6 new retail units with car parking for some 63 cars.

The units will range in size from 954 sq ft up to 17,442 sq ft.

The plan is indicative only and units of a size to suit can be constructed.

Accommodation

The unit sizes are as follows:-

	m ²	ft ²
Unit 1 - Under Offer	435	4,686
Unit 2	433	4,662
Unit 3	89	954
Unit 4 - Under Offer	142	1,526
Unit 5 - Under Offer	142	1,526
Unit 6	380	4,088
Total	1621	17,442

(This information is given for guidance purposes only)

Lease

The units will be available on new 15 year leases subject to 5 yearly upward only rent reviews.

Rent

The units are available at a rent of:

£20/sq ft.

Possession

Possession is likely to be Spring 2020.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with this transaction.



Retail Net Internal Areas		
Zone Name	Measured Area	
GF-Ground Floor		
Unit 01	468	
Unit 02	435	
Unit 03	216	
Unit 04	137	
Unit 05	136	
Unit 06	237	
01-First Floor		
First Floor Unit	194	
	1,823 m ²	



For further information or to arrange to view please contact:

David Hargreaves

T: 0115 841 1131

M: 07876 396 003

E: davidh@fhp.co.uk

Jack Shakespeare

T: 0115 908 2101

M: 07817 924 949

E: jack@fhp.co.uk

Oliver Marshall

T: 0115 841 1142

M: 07887 787 885

E: oliver@fhp.co.uk

Will Hargreaves

T: 0115 841 1149

M: 07977 014 460

E: will@fhp.co.uk



Fisher Hargreaves Proctor Ltd. 10 Oxford Street, Nottingham, NG1 5BG

11/02/2019

Property Misdescriptions Act 1991. All statements contained within this brochure have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate planning authority. Fisher Hargreaves Proctor do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4) Detailed tests have not been undertaken on services, central heating installations, plumbing installations, electrical installations, etc. and purchasers/lessees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5) All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. FHP 06/09. E&OE.