
259 Main Street | Bulwell
Nottingham | NG6 8EZ

Highly prominent retail premises in Bulwell town centre

Ground Floor Sales 88.83m² (956ft²)

Plus first and second floor stores



- Situated on busy pedestrianised thoroughfare
- Adjacent to JD Wetherspoon Public House
- Suitable for a variety of occupiers (STP)
- Nearby occupiers include Wilkos, Superdrug, Costa, Greggs and Select ladieswear
- Rent - £17,500 per annum exclusive

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To Let



Location

Bulwell is a busy market town, located approximately 4 miles to the north west of Nottingham city centre and 11 miles south of Mansfield.

Bulwell has a resident population of 30,000 persons and the town comprises a mix of national, regional and independent retailers including Tesco Extra supermarket, Heron Frozen Foods, Wilkos, Boots, Superdrug, Costa and Greggs, to name a few.

The premises are located on the northern section of the pedestrianised Main Street, which enjoys high levels of footfall and is situated within close proximity to the Market Place.

The Property

The property comprises a three storey building, in keeping with the adjacent William Peverel Public House, owned and operated by JD Wetherspoon.

The accommodation benefits from a highly visible location on Main Street, a busy retail destination for local residents.

Planning

It is understood the property currently has planning for:-

A2 (Financial & Professional Services)

Change of use to A1 is permitted however planning permission would be required for change of use to A3, A4 or A5.

Ground Floor Sales 88.83m² (956ft²)



Accommodation

The property provides the following approximate areas:-

| Description | | |
|--------------|----------------------------|----------------------------|
| Shop Front | 8.15m | 26'7" |
| Shop Depth | 9.53m | 31'3" |
| Ground Floor | 88.83m ² | 956ft ² |
| First Floor | 26.87m ² | 289ft ² |
| Second Floor | 40.13m ² | 432ft ² |
| Total | 155.83m² | 1,677ft² |

Lease Terms

The premises are available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a quoting rent of:-

£17,500 per annum exclusive

Business Rates

We are verbally advised by Nottingham City Council's Business Rates Department that the premises are assessed as follows:

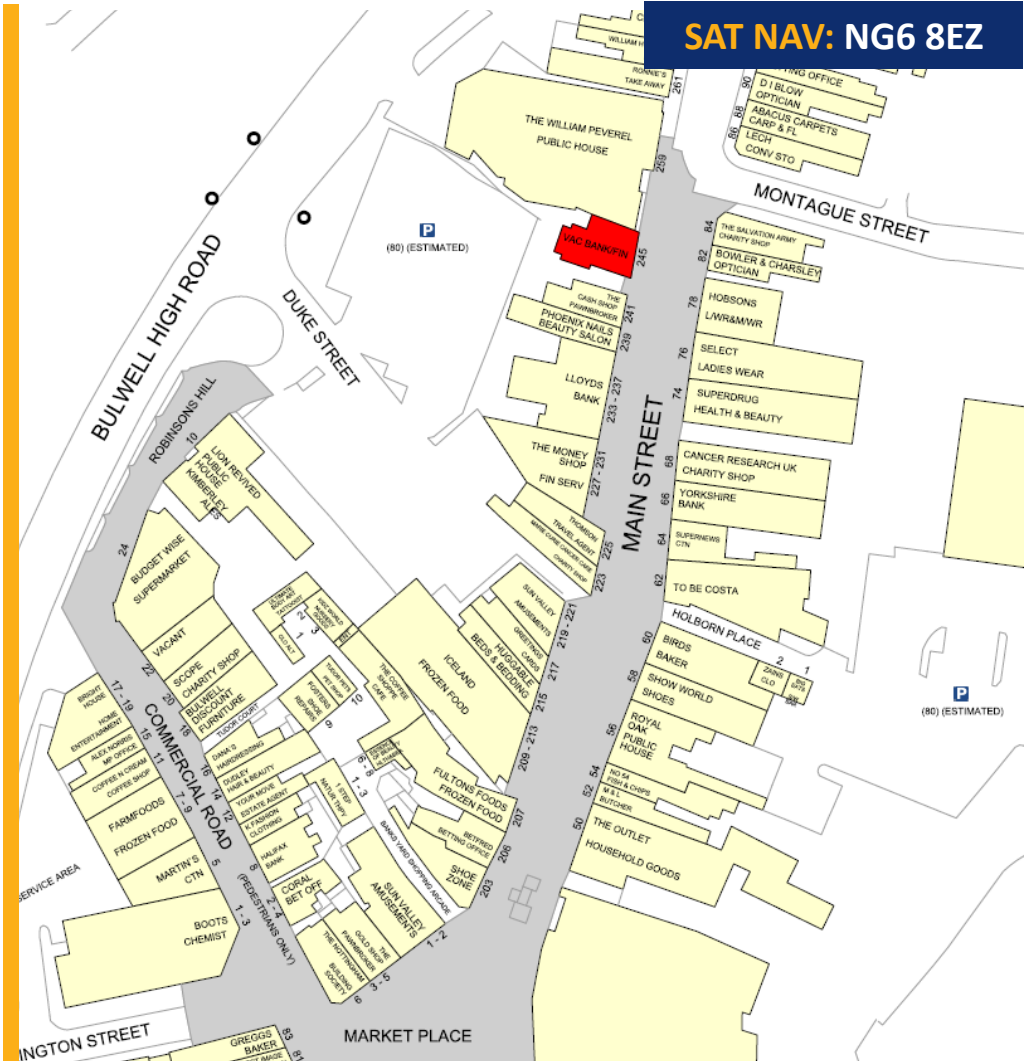
Rateable Value: £15,250

The current UBR is 46.6p. 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.

SAT NAV: NG6 8EZ



For further information or to arrange to view please contact:

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