
70-79 Holborn Place

Main Street | Bulwell | Nottingham | NG6 8FB

**Rare town centre supermarket/
retail warehouse opportunity**
Unrestricted Use Class A

(Subject to Vacant Possession)

1,036.15m² (11,153ft²) – May Split



- Open A1 with food consent
- Town centre location
- Adjacent to 80 space town centre car park
- 11,153ft² with potential to split
- Rear servicing and loading
- Rent on application



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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 and the town centre comprises a strong mix of national, regional and independent retailers which includes Tesco Extra supermarket, Heron Frozen Foods, Wilko, Boots, B&M Bargains and Costa Coffee.

The premises comprise a stand alone retail warehouse within the town centre just off the pedestrianised high street. The property sits adjacent to one of the town's main car parks which provides approximately 80 car parking spaces with 2 hours free parking.

The Property

Formerly occupied by Argos, the property provides open plan ground floor accommodation with rear servicing and loading facilities. Splitting of the property to accommodate smaller requirements will be considered. The property provides floor to ceiling height internally to the lowest steel beams at approximately 3.6 metres.

Accommodation

The property provides the following approximate areas:-

Description	m ²	ft ²
Ground Floor	1,036.15	11,153

(This information is given for guidance purposes only)



Lease Terms

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

Rent

The premises are available as a whole or split.

Rental terms available on application.

Planning

It is understood the property has unrestricted **Use Class E** with food consent. The property would be suitable for: Retail Shop, Financial & Professional Services, Clinic, Office, Gym, Café/Restaurant or Creche.

EPC

A copy of the EPC is available on request.

Business Rates

We are verbally advised by Nottingham City Council Business Rates Department that the property is assessed as follows:-

Rateable Value: £93,000

The current UBR is 51.2p. Under the latest Government relief qualifying retail and hospitality businesses impacted by Covid-19 will receive full rates relief until 30/6/21, thereafter and to 31/3/22 there will be a discount of 66%. This information is for guidance only and all parties should satisfy themselves with the local billing authority.

VAT

VAT is applicable at the prevailing rate.

Legal Costs

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



For further information or to arrange to view please contact:

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