

BEECHDALE RETAIL PARK

NOTTINGHAM

PLANNING
NOW SUBMITTED



OPENS
FEB 2020

RETAIL UNITS TO LET

OPENING FEBRUARY 2020

6 UNITS AVAILABLE

FROM 1,250FT² TO 2,500FT²

- New Lidl store
- Costa Coffee Drive Thru
- Planning submitted
- Opening February 2020
- Rent £27,500 pa

Beechdale Retail Park

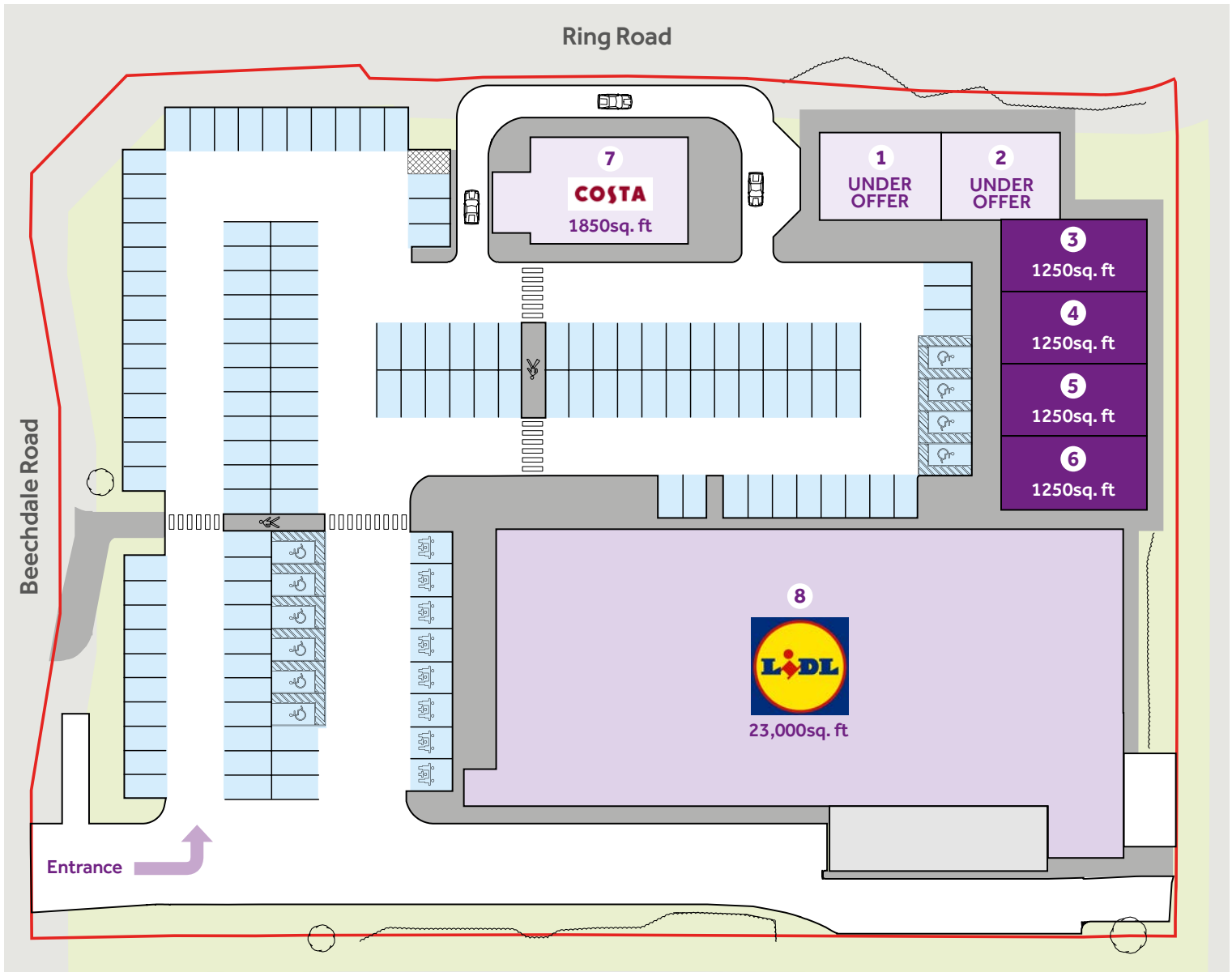
Beechdale Road
Nottingham
NG8 3LL

INTERESTED?

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A DEVELOPMENT BY

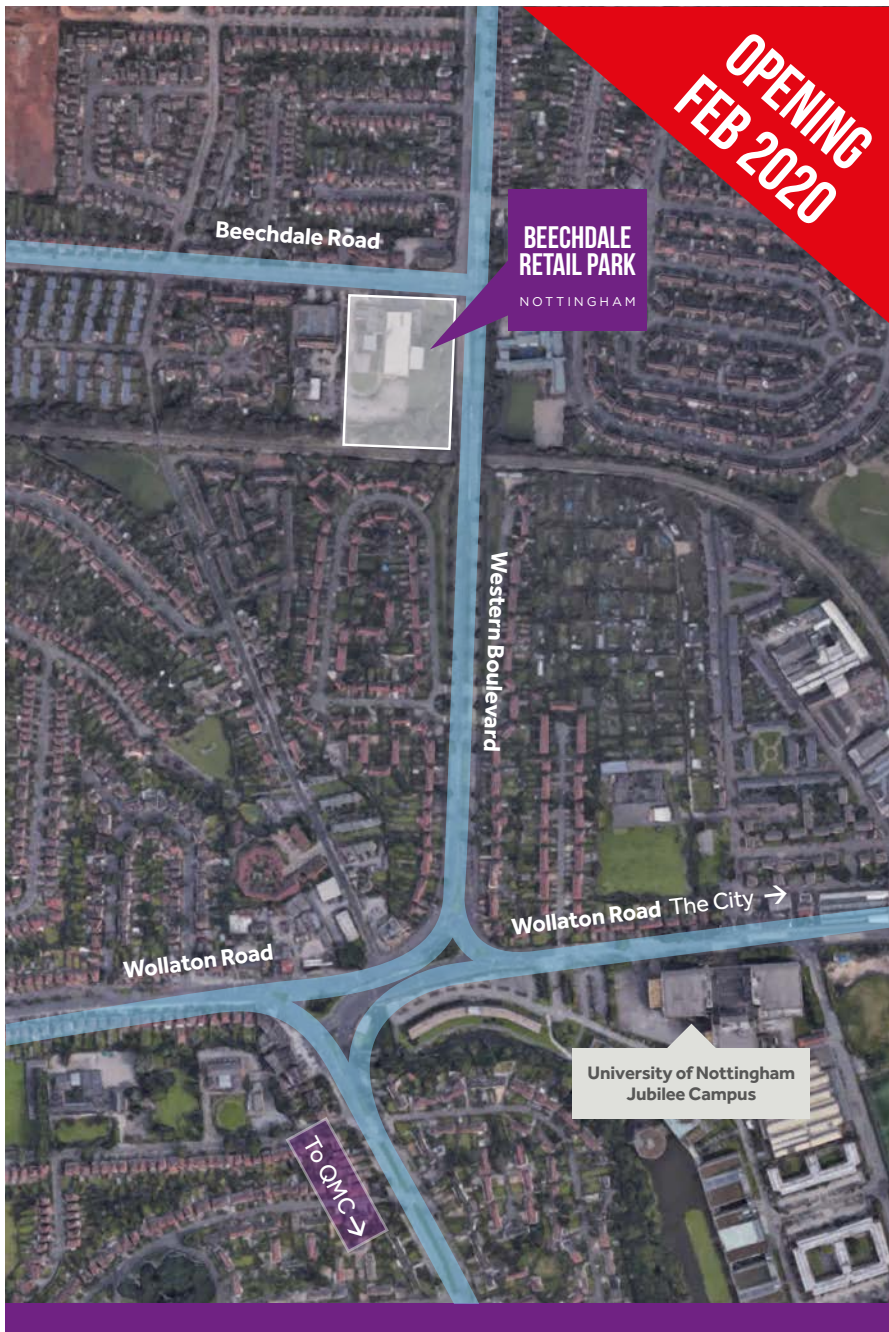




**BEECHDALE
RETAIL PARK**
NOTTINGHAM



**OPENING
FEB 2020**



Time Scales

A planning application has been submitted to Nottingham City Council (NCC) and we expect construction to start on site in June 2019 with handover for fitting out in December/January 2020. Lidl intend to open in February 2020.

Lease

Each unit is to be let on a new 15 year lease with a 10 year Tenant only break clause if required. The tenant will be responsible for the internal repair and decoration with a service charge to cover external repair and maintenance, management and insurance.

Rent Reviews

The rent will increase every 5 years based on 3% per annum compounded growth.

Initial Rent

Each 1,250 sq ft unit will be £27,500 pa payable quarterly in advance.

Specification

The unit will be handed over as a "shell" but with a shop front and capped off services including 3 phase electricity – a full copy of the specification is available upon request.

Situation

The subject site is the former "Beechdale Baths" site which sits in an extremely prominent corner position fronting the outer ring road and Beechdale Road.

Location

As a result of the location of the site, fronting the Outer Ring Road, the vehicle flow rate past the site is one of the highest in the City at around 37,000 vehicle movements a day.

However this is more than just a "road side site" and it will also serve the densely populated residential areas of Beechdale, Aspley, Bobbers Mill and Wollaton as well as Nottingham University's Jubilee Campus.

The Development

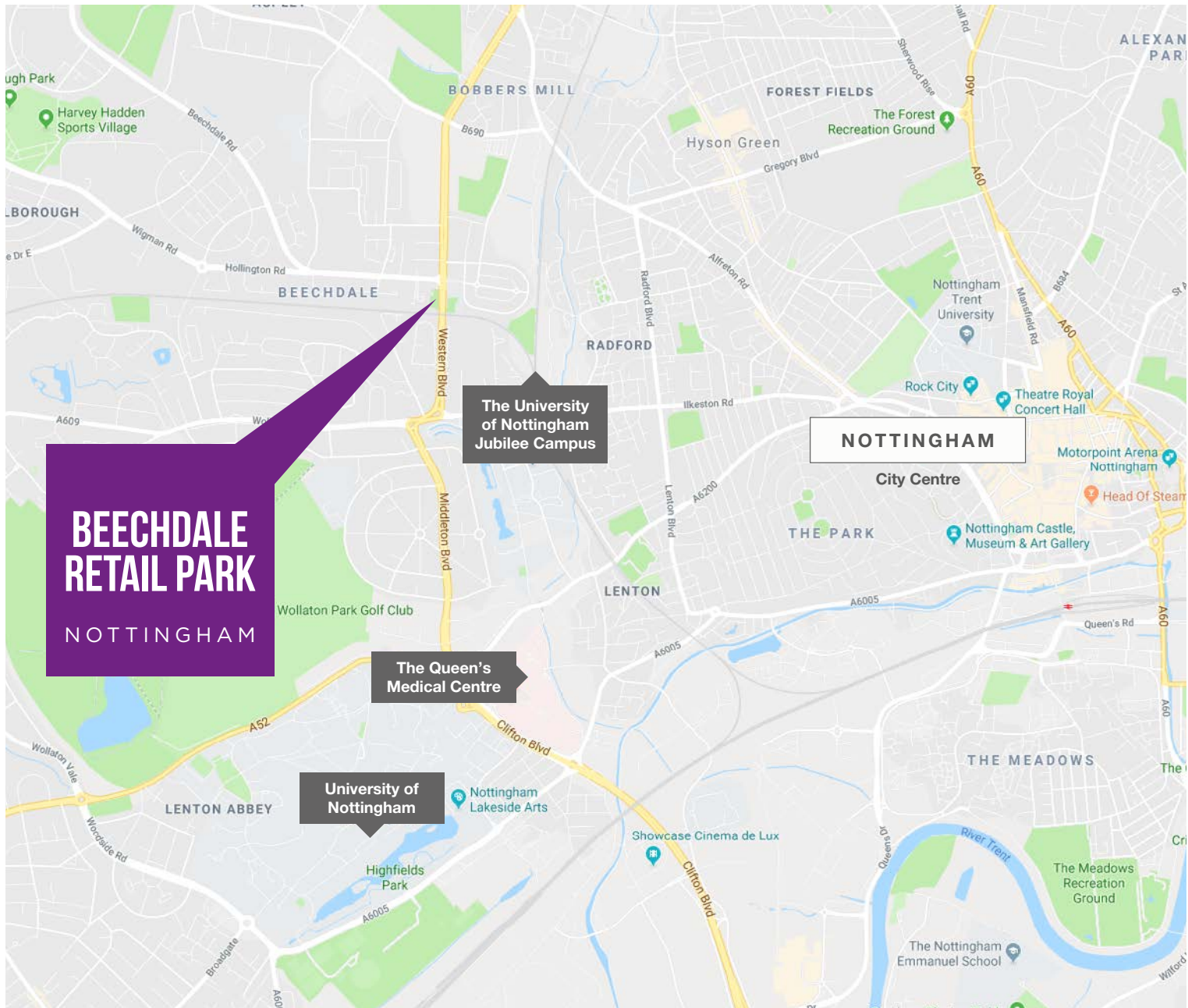
The development will be anchored by a 23,000 sq ft Lidl Food store and a Costa Coffee Drive Thru with 144 free car parking spaces in total.

Accommodation Schedule

The Terrace will provide for up to 6 units ranging in size from 1,250 sq ft to 2,500 sq ft.

Unit	Availability	Area	Rent (p.a) / occupier
1	'Under offer'	1,250ft ²	
2	'Under offer'	1,250ft ²	
3	To Let	1,250ft ²	£27,500
4	To Let	1,250ft ²	£27,500
5	To Let	1,250ft ²	£27,500
6	To Let	1,250ft ²	£27,500
7	'Under offer'	1,850ft ²	
8	Freehold	23,000ft ²	

*Units can be combined.



**BEECHDALE
RETAIL PARK**
NOTTINGHAM

**The University
of Nottingham
Jubilee Campus**

NOTTINGHAM

**The Queen's
Medical Centre**

**University of
Nottingham**

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