



JOHNSON FELLOWS

CHARTERED SURVEYORS

Eastwood, 108 Nottingham Road, NG16 3NP

Retail Premises – Leasehold



LOCATION

Eastwood town centre is situated approximately 9 miles north west of Nottingham and 3 miles west of junction 26 of the M1.

The subject property occupies a prominent position within the main retailing pitch of the town along Nottingham Road and is directly adjoined by Peacocks and Hays Travel. Other national occupiers in close proximity include **Specsavers**, **Heron Foods**, **Betfred**, **Wilson's Home Value**, **Boyes**, **TUI**, **Nottingham Building Society**, **Birds**, **Ladbrokes**, **Greggs** and **Lloyds TSB**.

DESCRIPTION

The subject property is a mid terraced retail unit comprising ground floor retail and ancillary storage.

The property is serviced to the rear.

ACCOMMODATION

The property provides the following approximate areas:-

| | | |
|---------------------------|-------------|-------------|
| Overall Sales | 136.19 sq m | 1,466 sq ft |
| First Floor Staff/Storage | 96.80 sq m | 1,042 sq ft |

TENURE

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

RENT

£22,000 per annum exclusive.

RATES

The information supplied by the Valuation Office Agency is as follows:-

Rateable Value: £18,500

Interested parties should verify this information with the local rating authority.

EPC

On Application.

TIMING

The property is available upon completion of legal formalities.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Foster on 0121 643 9337.

CONTACT

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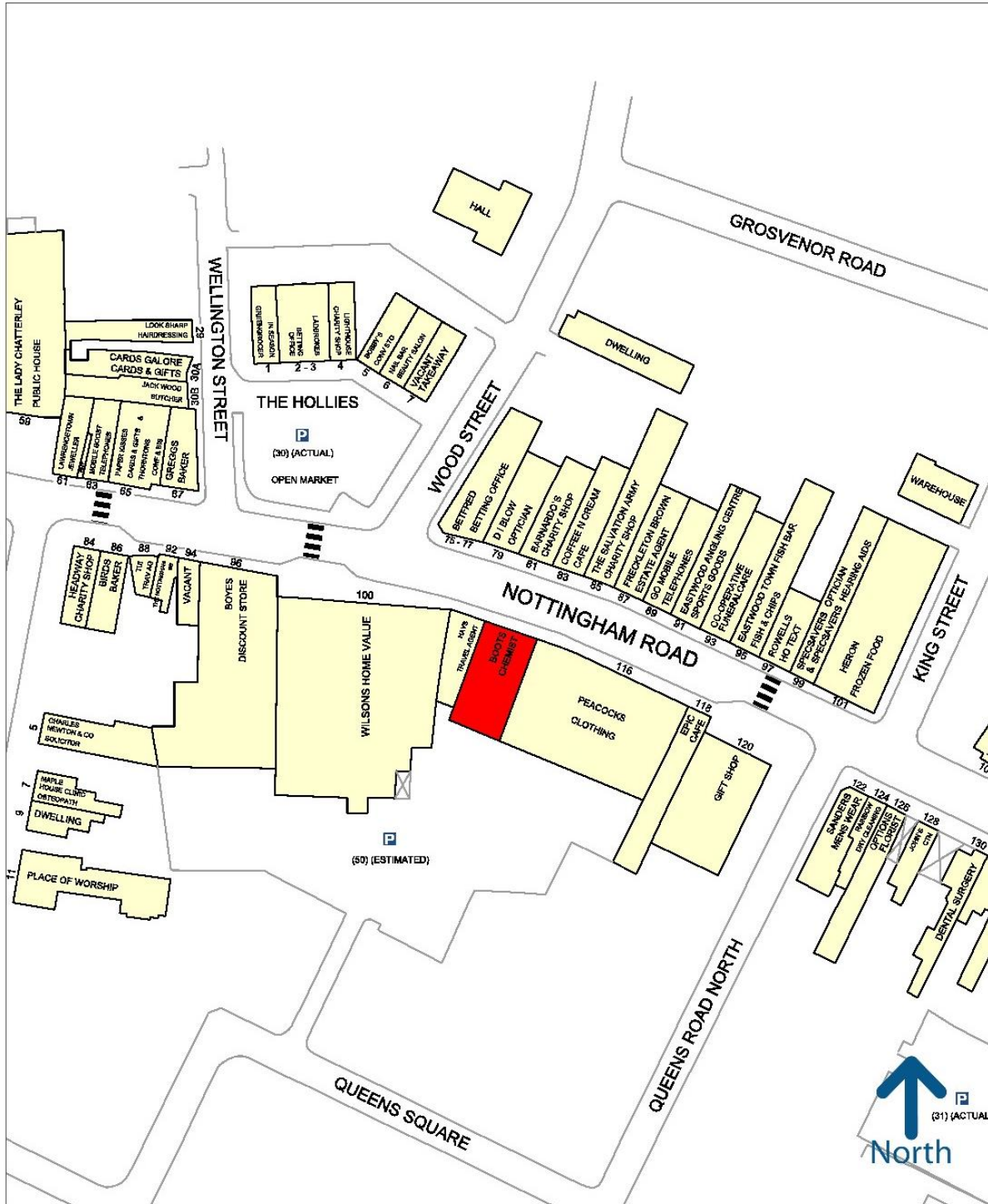


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50 metres

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