

22 High Road | Beeston
Nottingham | NG9 2JP

Prime retail unit in Beeston Town Centre

57.87m² (623ft²)



- Retail unit with upper floor storage
- Prime retail pitch in Beeston Town Centre
- £25,000 per annum
- Nearby occupiers include Greggs, William Hill, Boots, Vodafone, Natwest and WHSmith



To Let



Location

Beeston is located 3 miles south west of Nottingham city centre with a population of approximately 21,000 persons and a catchment of over 500,000 within a 6.5 mile radius. Beeston is serviced by the NET (Nottingham Express Transit) tram system offering a direct service into Nottingham city centre. During term time, Beeston has an influx of student population attending the nearby Nottingham University.

The subject premises occupies a prominent position on the prime retail pitch of the town centre.

The property benefits from being situated amongst operators including Sainsburys supermarket, O2, Iceland, CEX, Santander, Rye Café and Loungers.

Accommodation

The property provides the following approximate areas:-

Description	m ²	ft ²
Ground Floor Sales	57.87	623
First Floor Stores	34	366
Total	91.87	989

(This information is given for guidance purposes only)

VAT

VAT is applicable at the prevailing rate.



Rent

The premises are available at a rent of:-

£25,000 per annum

Planning

We understand the property has planning consent for:-

A1 (retail)

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of Nottingham City Council on 0115 915 5555).

EPC

Available upon request.

Business Rates

We are advised by Broxtowe Borough Council Business Rates Department that the property is assessed as follows:-

Rateable Value: £18,000

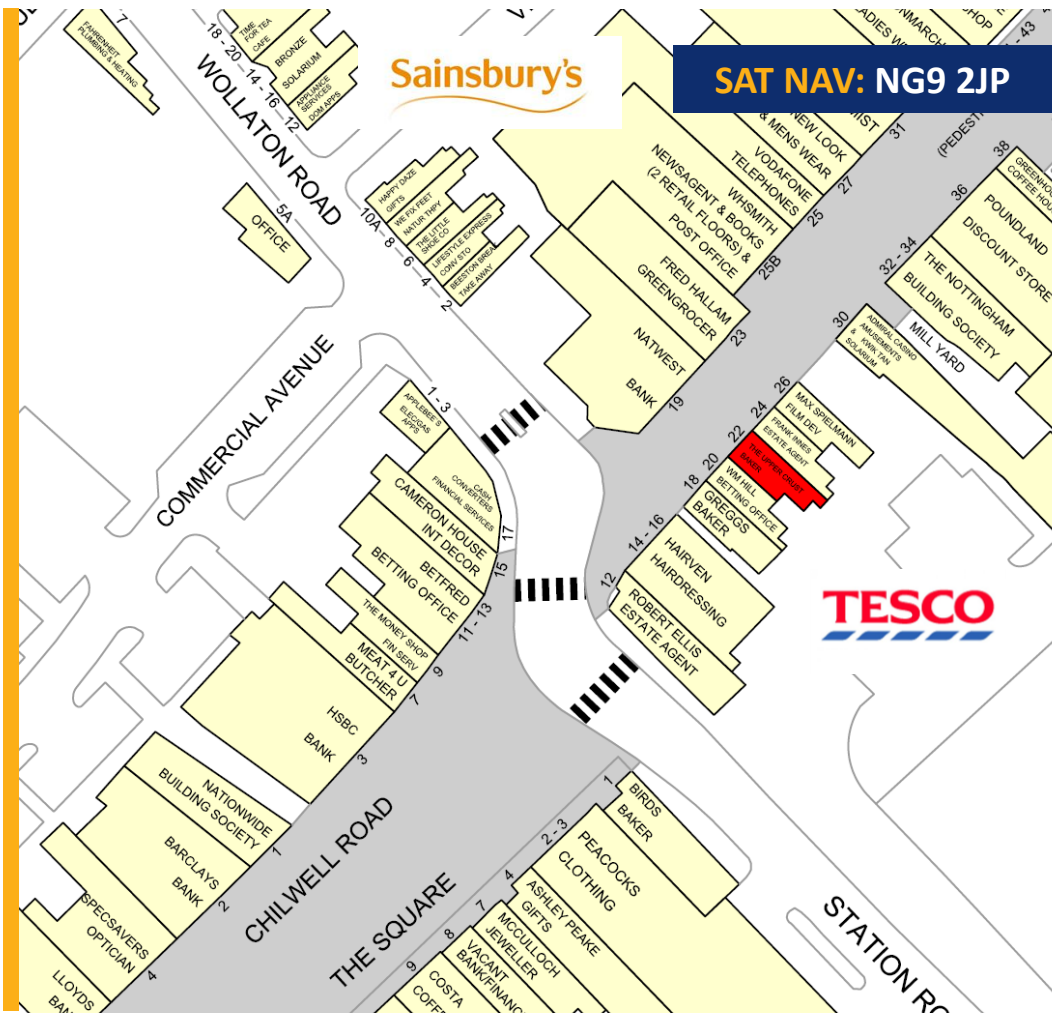
The current UBR is 49.3p. However, all interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of transitional phasing implications.

Legal Costs

Each party is to bare their own legal costs.

Sainsbury's

SAT NAV: NG9 2JP



For further information or to arrange to view please contact:

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Please note a Director of FHP has a financial interest in this property

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

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.