



TO LET

54 NOTTINGHAM ROAD

EASTWOOD, NOTTINGHAM
NG16 3NQ

33.13 sq m (356 sq ft)

Retail opportunity on Nottingham Road

- Main road frontage
- Parking available to the rear
- Situated on a popular high street
- Good variety of local occupiers
- Good transport links and connectivity
- Potential for Small Business Rates Relief





LOCATION

The property is prominently located on Nottingham Road (B6010) in Eastwood Town Centre. Its vibrant high street offers a mix of national retailers, independent shops, cafés, and essential services, creating a strong footfall throughout the week. The town hosts regular markets and community events, further boosting local trade and foot traffic, making it an ideal location for a commercial enterprise.

Eastwood is a busy market town in Nottingham and is approximately 9 miles north-west of Nottingham City Centre and benefits from close proximity to Junction 26 of the M1 motorway and the Giltbrook Retail Park.

DESCRIPTION

No. 54 comprises a ground floor open plan retail unit with W/C. There is designated parking at the rear of the unit.

ACCOMMODATION

Measured on a Net Internal Basis, we calculate the floor areas to be:

	SQ M	SQ FT
No. 54	33.13	356

Measurements are approximate and NG cannot guarantee their accuracy. Interested parties are to rely on their own due diligence.

SERVICES

Electricity and mains water are evident with the property, but we can provide no warranty with regard to the capacity or connectivity.

EPC

Please contact the marketing agents for further details.

TOWN & COUNTRY PLANNING

We understand the property has an established consent for uses falling within Class E (Commercial Business & Services) of the Town & Country Planning (Use Classes) Order revised 2020.

BUSINESS RATES

Charging Authority: Broxtowe Borough Council
 Description: Shop & Premises
 Rateable Value: £6,500
 Period: 2026/27

TENURE

The property is available by way of new full repairing and insuring leases for a term of years to be agreed.

RENT

£8,500 per annum.

VAT

VAT is applicable to the rent at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the transaction.

OUR ANTI-MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations, two forms of I.D. and confirmation of the source of funding will be required from the successful tenant.



SUBJECT TO CONTRACT

Viewing: By prior appointment with the sole agents.

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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph(s) depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.