

RETAIL & LEISURE OPPORTUNITY

35-37 The Square Shopping Centre, Beeston, Nottingham NG9 2JJ

RENT!

PRIME RETAIL & LEISURE UNITS IN BEESTON TOWN CENTRE ADJACENT TO THE ARC CINEMA

- **SIZES FROM:**
156 sq m (1,679 sq ft)
- **UP TO:**
393 sq m (4,230 sq ft)
- with a first floor of up to:
373 sq m (4,015 sq ft)
- Adjacent to the brand new eight screen Arc cinema development
- Nearby occupiers include Costa Coffee, Wilko & Pure Gym



Interested? Contact Will Torr 0115 979 3491 wtorr@heb.co.uk
OR Nick Morgan 0115 979 3495 nmorgan@heb.co.uk

0115 950 6611

LOCATION:

The Square Shopping Centre forms the prime retail pitch within Beeston, which is Nottingham's largest suburban town.

Beeston itself is located three miles southwest of Nottingham city centre and has a resident population of approximately 21,000 persons, and a catchment of over 500,00 within 6.5 miles.

The town is home to the University of Nottingham which is one of the UK's most popular Universities, and has close to 35,000 full time students on campus.

In addition to The Square, the town is home to many national retailers including Boots, NatWest, Tesco, Sainsburys, Caffè Nero and Lounges.

DESCRIPTION:

The opportunity comprises the former Argos retail unit (Units 35-37) situated within The Square Shopping Centre in Beeston.

Internally, the ground floor is open plan and can be split to suit occupiers requirements.

The Former Argos unit has a large, open plan area first floor which is home to staff amenities and WC's. There is also a goods lift in situ.

Externally, to the rear of the property there is a service yard which provides for goods in and out of the subject property.

RENT:

The property is available to rent on a new effectively full repairing and insuring lease by way of a service charge, with terms available upon application.

RATES:

The rateable values are available upon request.

ACCOMMODATION:

DEMISE	SQ M	SQ FT
35-37 Ground Floor:	393	4,230
35-37 First Floor:	373	4,015
TOTAL:	766	8,245

Which can be split at ground floor to provide two units of:-

DEMISE	SQ M	SQ FT
Unit 1:	246	2,648
Unit 2:	156	1,679

PLANNING (Existing):

E: Commercial Business & Service

A1 (Shops)

A2 (Financial & Professional Services)

A3 (Restaurants and Cafes)

D1 (Medical or Health services, Crèches, Day Nurseries & Centres)

D2 (Assembly & Leisure)

Potential for:

A4 (Drinking Establishment)

A5 (Hot Food Takeaway)

Subject to planning permission.

VAT:

Vat is applicable to the rent and service charge.

EPC:

Available upon request.

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BEESTON IN BRIEF



Award-winning tram system linked to 1,400 free car parking spaces close to junction 25 of the M1 at Toton interchange



Free evening car parking for 432 cars within walking distance



London St Pancras is a two-hour train journey from Beeston

93.8%

Occupancy rate for ground floor uses A1-A5 inclusive, which is higher than the national and regional average

21,305

Population of the town, making it one of the largest in the area

25,000

Students based at University Park, just six minutes away by tram



Easily accessible from Chilwell, Long Eaton, Nottingham and Ilkeston



Home to Walgreens Boots headquarters

5 minutes	10 minutes	15 minutes
40,000	115,000	300,000

Population within travel time (car and public transport)

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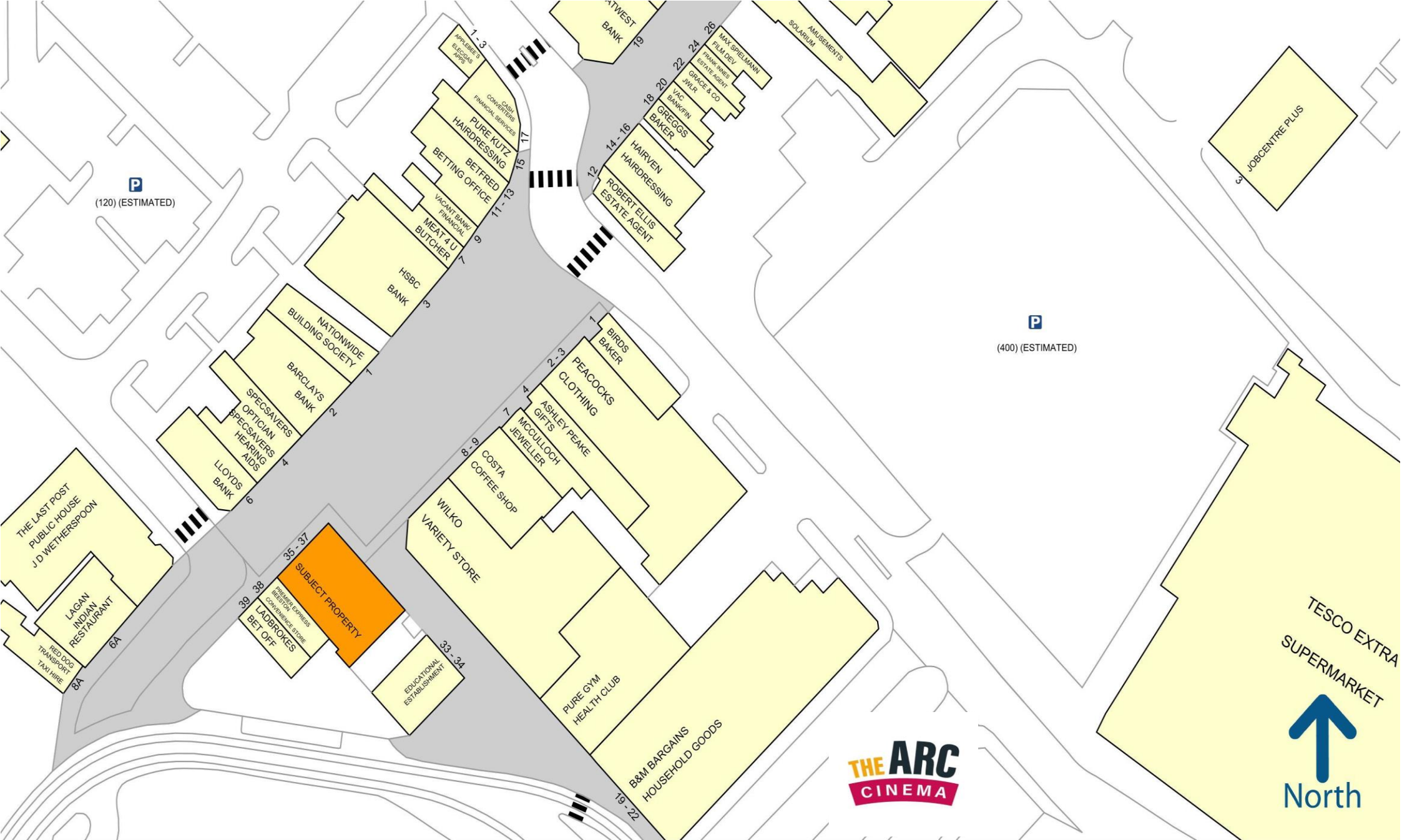
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The University of Nottingham

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THE PROPERTY

BEESTON



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b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.