

21-23 Main Street | Bulwell  
Nottingham | NG6 8QH

## Prominent roadside retail units in Bulwell town centre

280m<sup>2</sup> (3,014ft<sup>2</sup>) - total ground floor sales



- Busy roadside location close to Bulwell town centre
- On site parking for approximately 9 vehicles
- Immediately available
- Suitable for A1, A2, A3 and A5 use (STP)
- Available as a whole or split



To Let



## Location

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The property is located a short distance from Bulwell town centre, approximately 4 miles north of Nottingham city centre, with an estimated resident population of approximately 30,000 persons. Bulwell is a busy market town with an established district shopping centre which is home to a number of national retailers including; Boots, Superdrug, Wilkinsons, Poundland and Lloyds Bank.

The property occupies a prominent position fronting Main Street which is a continuation of the main pedestrianised shopping thoroughfare of Bulwell town centre. Main Street is also the main arterial route through Bulwell with a high volume of passing traffic throughout the day.

There are a mixture of users in the vicinity and operators include; K&M Auto Centre, Riverside Pharmacy, Riverside Council Offices and The Bulwell Baptist Church.

## The Property

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The property comprises of a single storey retail unit which has most recently traded as a Premier convenience store. The unit currently provides an open plan retail sales area with ancillary storage to the rear.

The property can be made available as a whole or split. Each retail unit will be constructed to offer a shell unit with plastered and painted walls, level screeded floors, capped services and a aluminum framed/glazed shop front. All loading will be to the front of the property fronting Main Street. There will be 9 on site car parking spaces available to be shared on a communal basis should the units be split.

## Lease Terms

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The property is available as a whole or as a split subject to size requirements. To let by way of a new full repairing and insuring lease for a term of years to be agreed.

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## Accommodation

The property comprises the following accommodation:-

Description		
Width	22.35m	73'33"
Depth	12.45m	40'85"
Retail Sales Area	163.7m <sup>2</sup>	1,762ft <sup>2</sup>
Store	116.3m <sup>2</sup>	1,257ft <sup>2</sup>
<b>Total</b>	<b>280m<sup>2</sup></b>	<b>3,014ft<sup>2</sup></b>

There is an opportunity to split the unit subject to requirement.

## Rent

The property is available at a rent of:-

**£15 per sq ft**

## Business Rates

We are verbally advised by Nottingham City Council Business Rates Department that the premises are assessed as follows

**Rateable Value     £14,750**

The current UBR is 48.0p. However, all interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of transitional phasing implications.

Once these retail units are split the Rateable Value will need to be re-assessed.

## Planning

The property currently has planning consent for:-

**A1 (retail)**

however would be suitable for A2, A3 or A5 (subject to planning).

## VAT

VAT is applicable at the prevailing rate.

**SAT NAV: NG6 8QH**

**21-23 Main Street**

**For further information or to arrange to view please contact:**

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