



Location

Bulwell is a busy market town, located approximately 4 miles to the north west of Nottingham City centre. The subject property is a stand alone building fronting on to a 80 space free car park with access to Main Street via Holborn Place cut through. Occupiers with the town include **Wilko, Tesco, Boots** and **Superdrug**.

Description

The premises are arranged over ground floor providing the following approximate internal floor areas:

Floor	Sq m	Sq ft
Ground	1,036.15	11,153

Passing Rent

£75,000 pax

Lease Terms

Available by way of an assignment of the existing lease due to expire on 28/07/2029. There is a tenant only break option on 29/07/2022.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Business rates

We understand that the property is assessed as follows:

Rateable value: £93,000

There is currently a rates holiday for qualifying retail uses until 30th June 2021. Interested parties should carry out their own investigations.

EPC

An EPC certificate has been commissioned. Please make contact for further details. A certificate can be made available.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

VAT if applicable will be charged at the standard rate.

The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Argos disposals.

<https://sainsburysproperties.co.uk/>

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