

# TO LET

New Build Retail Units  
(Planning Granted) Adjacent to  
Morrisons Foodstore  
1 Kelham Way  
Eastwood  
NG16 3AR



## Location

Nottingham is located approximately 125 miles north of London and is the principle city in the East Midlands with a population of circa 325,000 and a district catchment of circa 915,000.

Eastwood is a former mining town approximately 8 miles north west of Nottingham. The subject premises are to be situated adjacent to the Morrisons food store fronting the shared car park and adjacent to the main entrance to the site. Planning permission has been granted for 4 no. 1,000 sq ft retail units with outside seating and parking facilities.

## Accommodation

The development will comprise 4 units of 1,000 sq ft. Our clients will consider combining two units to give a demise of 2,000 sq ft.

Demise	Sq. Feet	Sq. Metres
Unit 1	1,000	92.9
Unit 2	1,000	92.9
Unit 3	1,000	92.9
Unit 4	1,000	92.9

## Rent

£35 per sqft

## Tenure

The units will be available on new effective Fully Repairing and Insuring leases for a term of years to be agreed.

## Business Rates

The units are yet to be assessed for business rates and we recommend interested parties make their own enquiries with the local authority.

## Service Charge

There will be a service charge to cover the cost of shared amenities on the site. Details on request

## EPC

Energy Performance Asset Rating - Shell unit

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT

Details prepared May 2018

Viewing Strictly through the sole letting agent.

Barker Proudlove

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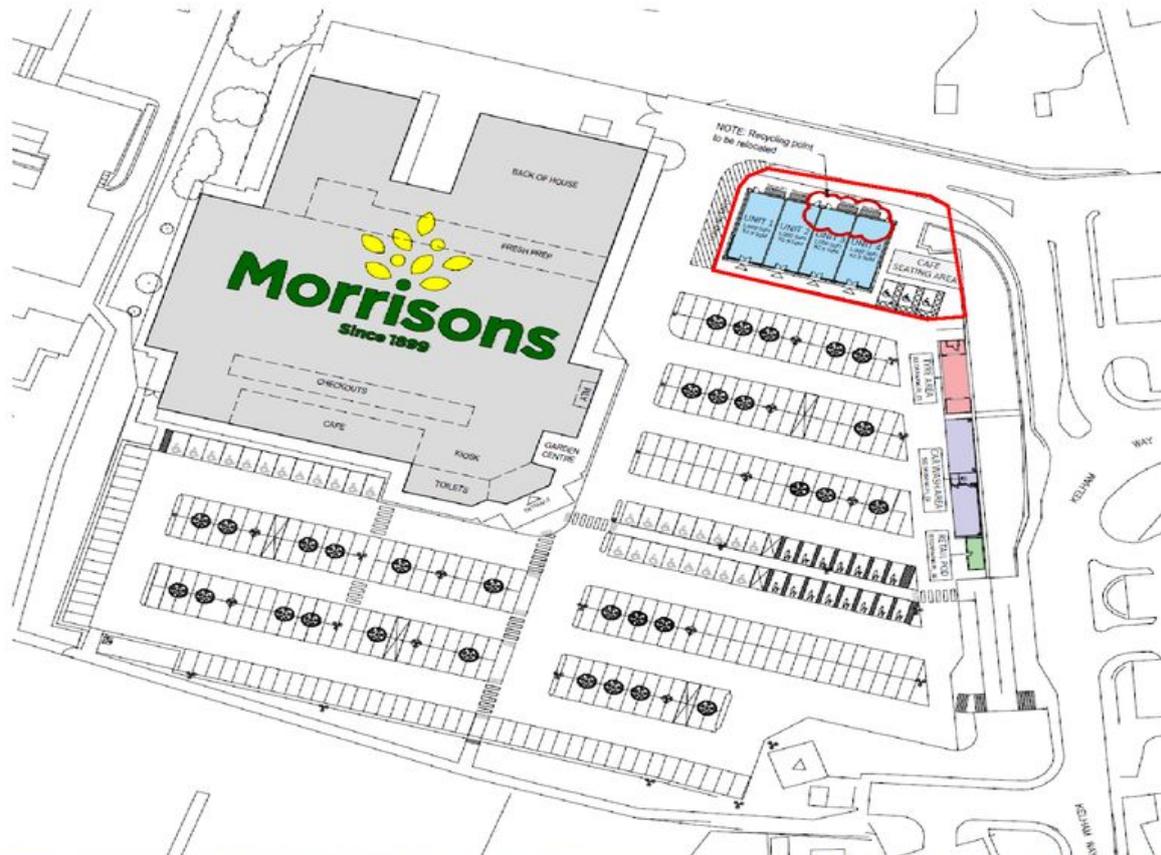
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