
Units 6 & 7 West Point Shopping Centre
Chilwell | Nottingham | NG9 6DX

**Prominent retail unit at well established
neighbourhood shopping centre
Confidentially Available
Subject to Vacant Possession**

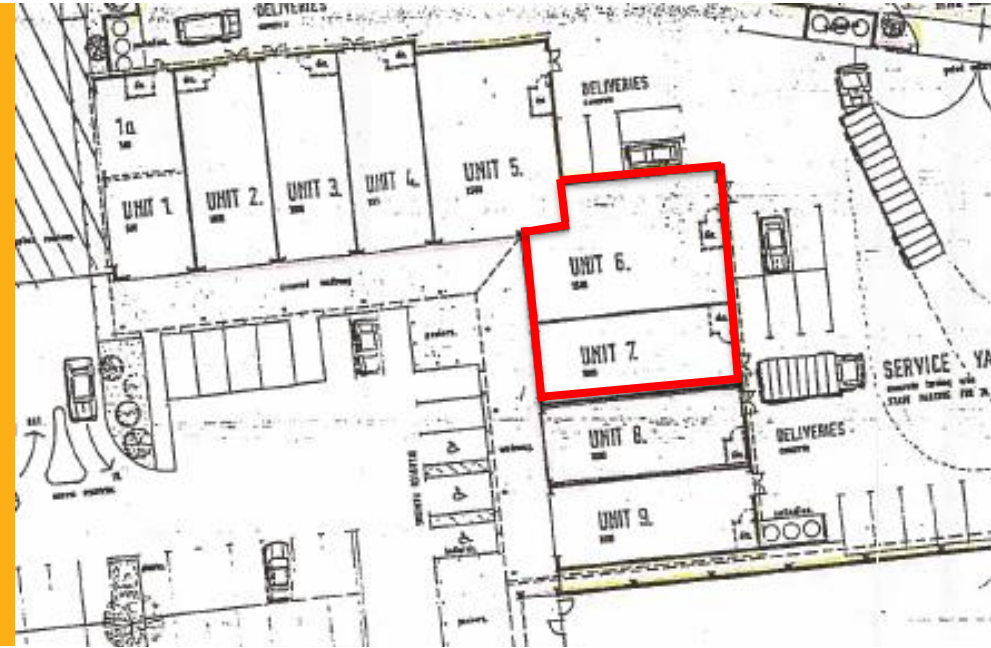
From 1,000 to 2,500ft²



- Available as existing or split unit
- Prominent position in well-established local centre
- Adjacent to Lidl
- Nearby retailers include Tesco Express, Lidl, George's Tradition and Birds Bakery

 **FHP**
www.fhp.co.uk

To Let



Location

The property is located in a well-established local parade in Chilwell, Nottingham, accessed from Nottingham Road (A6005) and surrounded by a strong affluent catchment.

The shopping centre provides ample free surface car parking and benefits from a strong line-up of convenience and service led operators as well as being located adjacent to TK Maxx, Poundstretcher, Pets at Home, Next, Matalan, Halfords and McDonalds at the adjacent Chilwell Retail Park.

Nearby retailers include Tesco Express, Lidl, George’s Tradition and Birds Bakery.

Accommodation

The property provides the following approximate areas as options to split:-

Description	m ²	ft ²
Unit 6	139.35	1,500
Unit 7	92.90	1,000

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).



Lease Terms

The premises are available to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

The premises are available at a rent of
£25 per sq ft

Planning

We understand the property has planning consent for **Use Class E** which is suitable for: Retail Shop, Financial & Professional Services, Clinic, Office, Gym, Café/Restaurant or Creche.

Business Rates

Business rates will need to be reassessed upon occupation.

EPC

A copy of the EPC is available upon request.

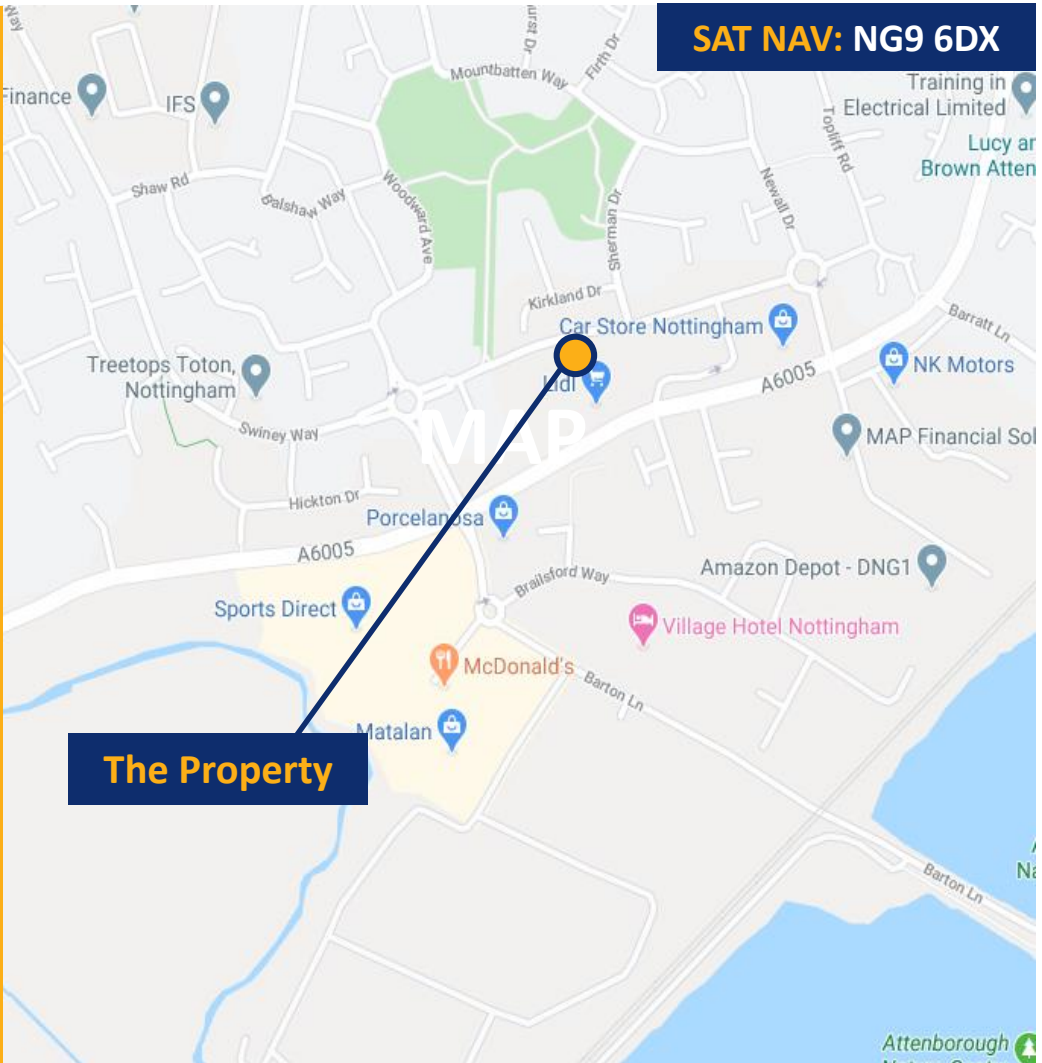
VAT

VAT is applicable at the prevailing rate.

Legal Costs

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

SAT NAV: NG9 6DX



The Property

For further information or to arrange to view please contact:

Jack Shakespeare

T: 0115 9082101

M: 07817 924 949

E: jack@fhp.co.uk

Oliver Marshall

T: 0115 841 1142

M: 07887 787 885

E: oliver@fhp.co.uk



Fisher Hargreaves Proctor Ltd. 10 Oxford Street, Nottingham, NG1 5BG

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