





# TO LET: RETAIL / LEISURE UNIT

160b Bramcote Lane, Wollaton, Nottingham NG8 2QP

The subject property occupies a prominent position within a vibrant retail and leisure hub in the affluent suburb of Wollaton.

Wollaton is located on the western side of Nottingham circa 5 miles from the city centre in one of the most desirable areas of the county where residents locally are a strong mix of professionals, students and families.

Bramcote Lane is made up of two parallel retail parades with extensive free parking and two bus stops directly serving the retail parades. Nearby occupiers include Sainsburys, Tesco, Boots, Birds Bakery and The Cods Scallops Fish & Chip Shop.

The property which was built earlier this year offers an imposing and unique design offering a modern open plan accommodation unique to the area that can be utilised for a wide range of uses. The interior has been finished to a high standard making it suitable for a variety of uses, there is a separate and dedicated access to the first floor accommodation with a ground floor foyer should the property be split. a snapshot below of the specification:

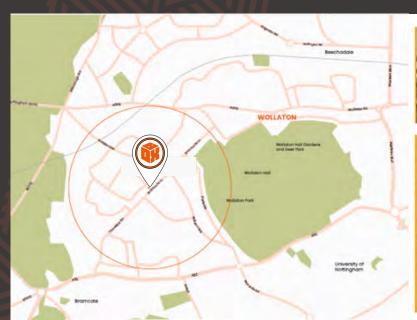
- LED automatic lighting
- Double height aluminium glazing
- Private parking for 3 vehicles
- Kitchenette
- **Toilet facilities**
- Air conditioning
- Granite worktops
- Hard wood flooring
- Gas central heating
- High specification office accommodation and workshop/ studio space

The property comprises the following approximate internal floor areas:

Total	237.08	2, 552
First Floor Showroom	118.54	1,276
Ground Floor Retail	118.54	1,276
	sq.m	sq.ft

For further information or to arrange a viewing please frankie@boxprop.co.uk contact BOX Property











The population within a 5-minute drive of the subject store is approximately 24,374, whilst within 10 minutes, the population is 148,813 (CACI).

The city has a large student population, as Nottingham is home to two universities, University of Nottingham and Nottingham Trent University, which house ground 80,000 students.

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The property is available on a full repairing and insuring leasehold basis for a term of years to be agreed.

£35,000 per annum exclusive

The Tenant will be responsible for the payment of business rates to the Local Authority. The premises are to be assessed.

All outgoings including utilities will be the tenant's responsibility.

We understand the property benefits from planning consent for the following uses: Class E (Commercial, Business and Services use)

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Each party is to be responsible for its own legal costs incurred in connection with

VAT is applicable at the prevailing rate.

Availabe upon request.

Viewing is available by appointment with the sole agents.