



BOX
property



TO LET : RETAIL / LEISURE UNIT

160b Bramcote Lane, Wollaton, Nottingham NG8 2QP

LOCATION

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.

PROPERTY DESCRIPTION

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

ACCOMMODATION

The property comprises the following approximate internal floor areas:

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

For further information or
to arrange a viewing please
contact BOX Property

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Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT



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The **population** is expected to grow by **6.2%** between 2024 and 2034



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 around **60,000 students**.



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TENURE

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

RENT

£35,000 per annum exclusive

BUSINESS RATES

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

OUTGOINGS

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

PLANNING

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).

LEGAL COSTS

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

VAT

VAT is applicable at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VIEWING

Viewing is available by appointment with the sole agents.

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