

# TO LET - RETAIL UNIT / SHOWROOM



## 2 EXCHANGE ROAD, WEST BRIDGFORD, NOTTINGHAM, NG2 6BZ

### LOCATION

West Bridgford is Nottingham's most popular and affluent suburb, lying approximately 2 miles south of the City Centre.

The premises are located on Exchange Road, adjacent to the **Nat West Bank** and **Co-Op Funeral Care**.

West Bridgford is home to a number of upmarket, aspirational operators such as: **The Botanist, Oliver Bonas, JoJo Maman Bebe, M&S Simply Food** and **Cote Brasserie**.

As well as brands such as **Pizza Express, Caffè Nero, Boots the Chemist, The Co-Op, 200 Degrees Coffee, Iceland, Waterstones, Specsavers, Wagamama's** and **Giggling Squid**.

### ACCOMMODATION

The property comprises the following approximate internal floor areas:

	sq.m	sq.ft
Ground Floor Sales	189.3	2,038

The unit can be split to provide two smaller retail/commercial units. Plans are available upon request. There are 7 shared customer car parking spaces.

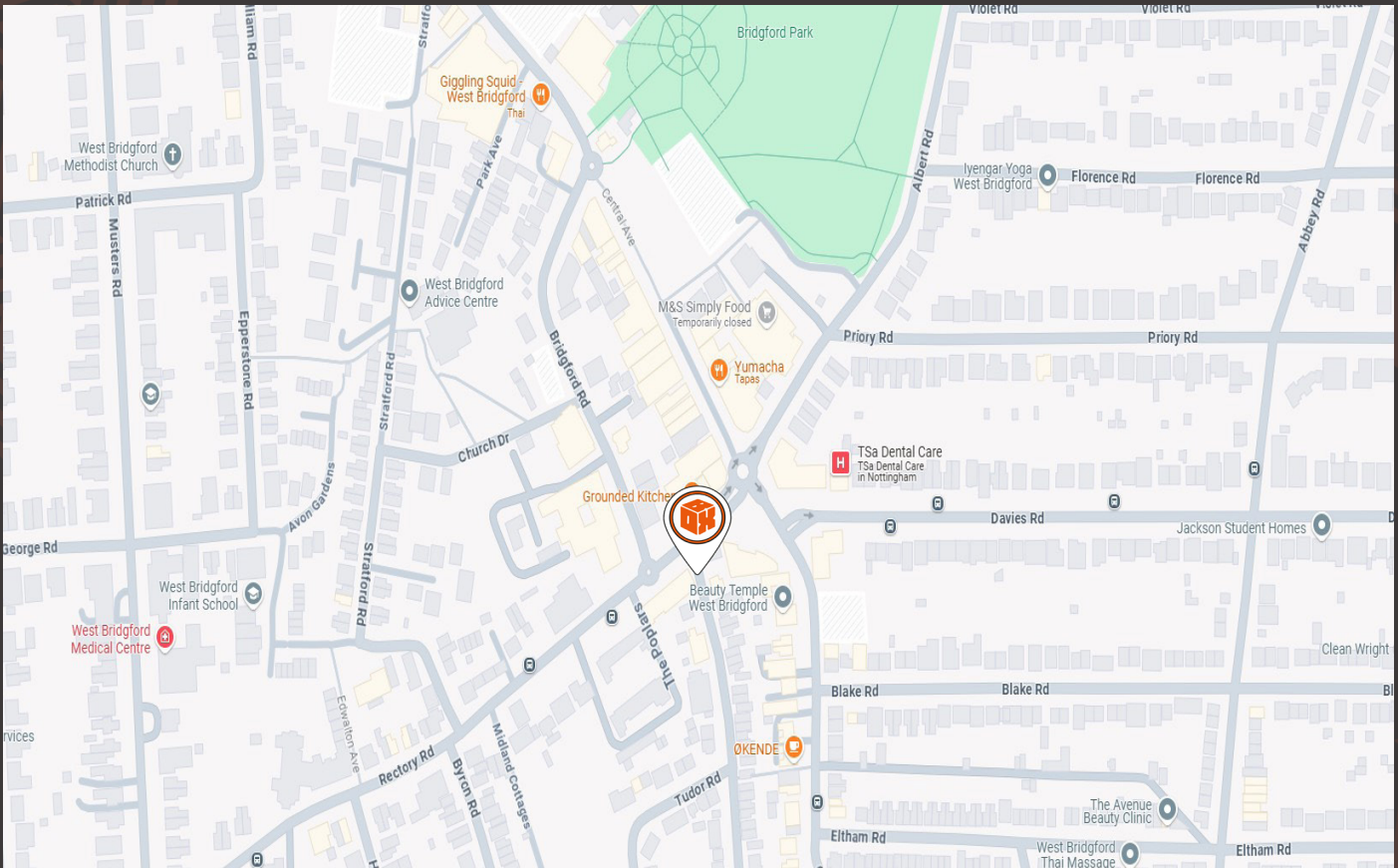
### CONTACT

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07930 406 727



**BOX**  
property



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### TENURE

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

### RENT

**£35,000** per annum.

### BUSINESS RATES

The Tenant will be responsible for the payment of business rates to the Local Authority. The premises have been assessed for rating purposes as follows:

Rateable Value (2023/2024) £27,750

UBR (2023/2024) 49.9p

Rates Payable (2023/2024) £13,847

### INSURANCE

The Insurance charge for the current financial year is available upon request.

### SERVICE CHARGE

Further details available upon request.

### 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

All sums quoted exclusive of VAT if applicable.

### ENERGY PERFORMANCE CERTIFICATE

Available upon request.

### VIEWING

Viewing is available by appointment with the sole agents.

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

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





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#### IMPORTANT NOTICE

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