



INVESTMENT OPPORTUNITY : RETAIL / LEISURE UNIT

63-35 High Road, Beeston, Nottingham, NG9 2LE

LOCATION

Beeston is a busy suburb of Nottingham situated some 3.5 miles to the west of the Nottingham's city centre. It is one of Nottingham's more affluent suburbs and home the University of Nottingham's Jubilee Campus. Beeston has a resident population of 21,000 excluding the University. The town is served by the NET (Nottingham Express Transit) tram system. The premises occupy a prime and central location within the pedestrianised section of High Road on the junction of High Road and Stoney Street.

Other nearby occupiers include Poundland, Sainsbury's, Caffé Nero, Tesco, Loungers, Holland and Barrett, Ryman, Boots, WH Smith, O2 and Vision Express.

PROPERTY

The property comprises a substantial building erected in the 1990's consisting of a ground floor lock up shop with first and second floor 2-bed student apartments created in September 2013. In our opinion the property would be capable of adaption to provide further residential accommodation subject to planning and structure premises.

ACCOMMODATION

The premises provides the following approximate internal areas:

| | sq.m | sq.ft |
|--------------------|---------------|--------------|
| Ground Floor Sales | 121.88 | 1,312 |
| ITZA | 7710 | 830 |
| Total | 198.98 | 2,142 |

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

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



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LEASE

The premises is held on an effective fully repairing and insuring lease held inside the Landlord and Tenant Act 1954 for a period of 10 years (break at year 5), effective from 8th August 2023 to The Salvation Army Trading company Ltd. The current rent passing is £33,000 per annum exclusive. A full copy of the lease can be made available to interested parties.

Flat 1 is let on an assured shorthold tenancy at a rent of £14,280 per annum. Flat 2 is let on an assured shorthold tenancy at a rent of £14,280 per annum.

PURCHASE PRICE

Offers for the freehold interest of the property are invited.

VAT

All sums quoted exclusive of VAT if applicable.

SERVICE CHARGE

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

BUSINESS RATES

Rates to be assessed - All interested parties should make their own enquiries with Broxtowe Borough Council.

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.

VIEWING

Viewing is available by appointment only. Contact details below.

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IMPORTANT NOTICE

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