

# TANNERS

Net Internal Area: 353 Sq. Ft / 32.79 m<sup>2</sup>

£11,500 Per Annum Exclusive

- Ground floor business premises located in the heart of Beeston Town Centre
- Versatile space suitable for a variety of uses (Subject to Planning)
- Nearby occupiers include Sainsbury's, The Pudding Pantry, CEX, Boots, Caffé Nero and Doughnotts



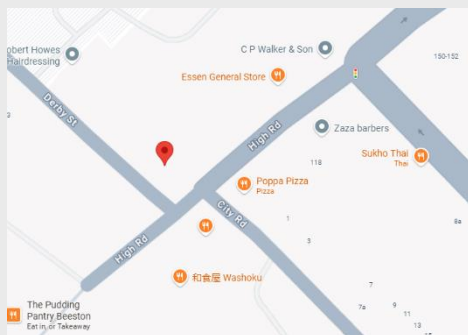
99 High Road, Beeston  
Nottingham | NG9 2LH

## The Property

The property comprises of a ground floor retail space, including a store room and WC facilities. Suitable for a variety of uses subject to planning.

## The Location

The property is situated in a prominent position within Beeston Town Centre. The location benefits from being in close proximity to national retailers such as Sainsbury's and Tesco, as well as a variety of successful independent businesses. Well served by public transport, the location also has great access links to the A52 as well as the M1.



## Lease Terms

The property is available by way of a new lease with terms to be agreed at a commencing rent of £11,500 Per Annum Exclusive.

## Town and Country Planning

We believe the property has consent for uses falling within Class E of the Town and Country Planning (Use Classes) Order 2020.

This information is given for guidance only and interested parties are advised to make their own enquiries with the local planning authority.

## Business Rates

Authority: Broxtowe Borough Council.  
Interested parties are advised to make their own enquiries with the local billing authority.

## Legal Costs

Each party is to be responsible for their own legal costs.

## EPC

A copy of the EPC is available upon request from the Agents.

## Viewing

Strictly by appointment with the Managing Agents, please contact:

T: 0115 9586 586

E: [tanners@tannersproperties.co.uk](mailto:tanners@tannersproperties.co.uk)

## Accommodation

Measured on a Net Internal basis, for guidance only:

	SQ FT	SQ M
Sales Area	299	27.78
Store	54	5.01

