



TO LET : RETAIL / COFFEE SHOP UNIT

Beckton House, Station Road, Beeston, Nottingham, NG9 2WW

LOCATION

Beckton House is a purpose-built student accommodation (PBSA) development situated in the centre of Beeston, just moments from the University of Nottingham's main campus. The unit occupies prominent corner location offering excellent connectivity, sitting directly next to Beeston Tram Stop and opposite the landmark **Arc Cinema** (8 Screens + 700 luxury seating), **The Beeston Social**, **Rassams Creamery** and **Tesco Supermarket**.

Beckton House provides a newly developed, best in class, 419 modern studio bedrooms directly above the commercial unit; creating a lively and well-connected student community in addition to the already vibrant leisure pitch.

ACCOMMODATION

The property provides a double height (6.7m) fully glassed shopfront with, screeded floor, live utilities to the approximate areas outlined below:

	sq.m	sq.ft
Ground Floor Retail	57	615
Total	57	615

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

Frankie Labbate
frankie@boxprop.co.uk
07930 406 727

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



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

£20,000 per annum.

BUSINESS RATES

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

INSURANCE/SERVICE CHARGE

The Insurance/Service Charge for the current financial year is 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.

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