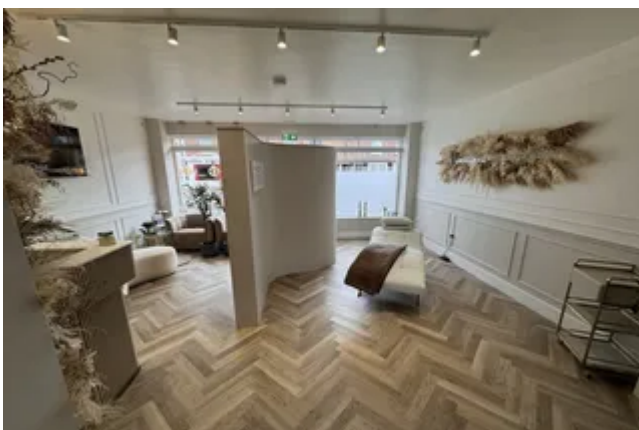




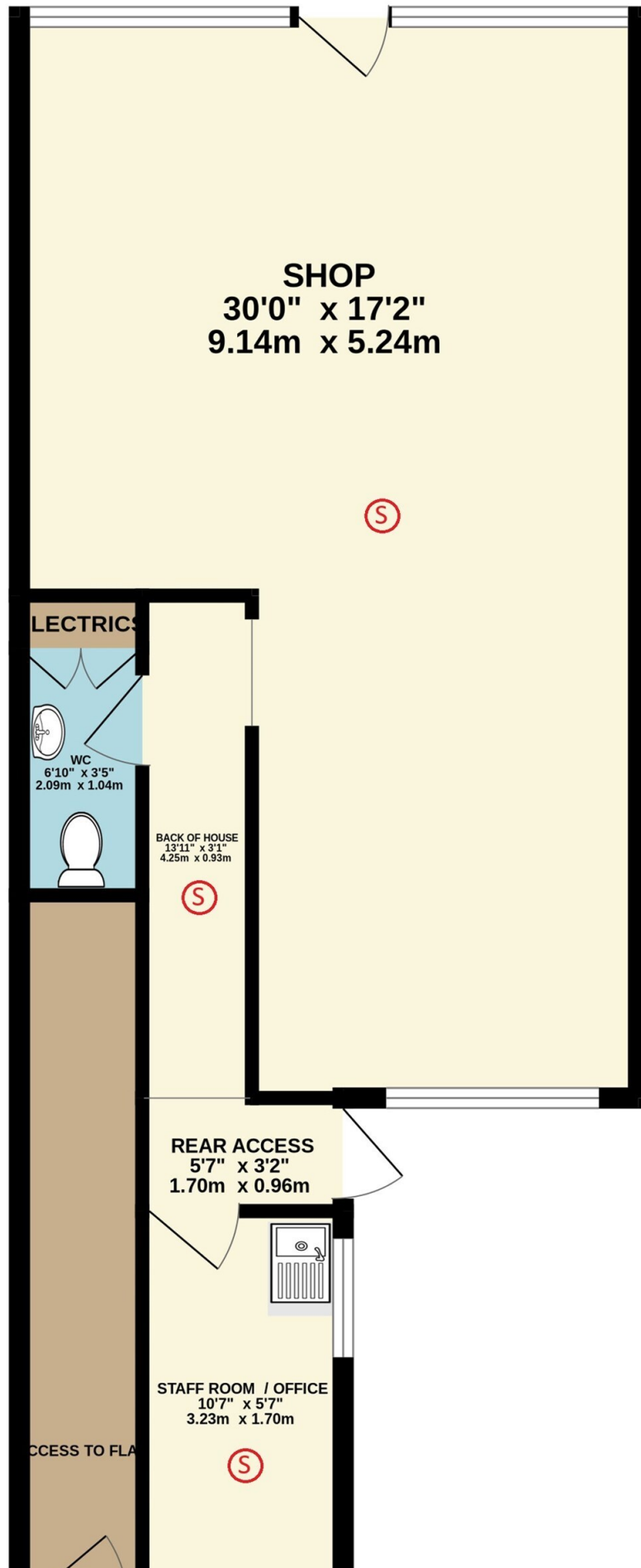
**152 Wollaton Road, Beeston, NG9  
2PH  
£1,000 pcm**

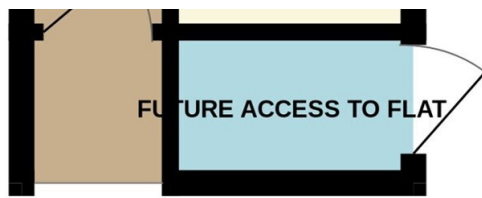
## Commercial Properties





GROUND FLOOR  
479 sq.ft. (44.5 sq.m.) approx.





TOTAL FLOOR AREA : 479sq.ft. (44.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2025

## Key features

A retail unit of 51.1 sq. m (550 sq. ft)  
 Refurbished throughout  
 Situated on prominent road  
 Offered to let on a new lease at £1000 per calendar month  
 Suitable for office or retail use  
 Edge of town centre location  
 Lots of facilities on your doorstep  
 EPC tbc

## Full description

NEW ON THE MARKET AVAILABLE DUE TO RELOCATION OF EXISTING BUSINESS: A lock up shop unit comprising 51.1 sq. m (550 sq. ft) of accommodation situated on the main arterial route from the A52 (Derby Road) to Beeston town centre). Unit has undergone a comprehensive refurbishment scheme with plaster and painted walls and ceiling, new kitchenette, new internal WC.

The new unit is offered to let by way on a new lease on internal repairing and insuring terms at a rent of £1000 pcm exclusive.

## Location

Beeston is a busy suburban centre situated 4 miles to the west of Nottingham City Centre. The town has a wide catchment with good mix of demographics. The town is situated close to the University of Nottingham and there is a sizeable population of postgraduate and overseas students in addition to the local resident population.

The Greater Nottingham Shopping Survey identified Beeston as the largest centre for the sale of comparison goods outside Nottingham City Centre and the most significant centre for main food trips in South Nottinghamshire. The Survey concluded that the success of the town centre was based on an attractive pedestrianised shopping environment and the abundance of parking facilities.

The property is situated on Wollaton Road, the main route in to Beeston town centre from the A52 Nottingham to Derby trunk road. This location makes the unit accessible to a wide catchment.

## Floor Plan

The floor plan illustrates the layout.

## Shop

Open plan shop with partitioned back of house area. To the rear kitchenette and staff / storage area.

## Kitchen

New sink and base high level units provided.

## Bathroom

Internal WC.

## Use

The property is suitable for uses falling in the E Use Class that permits retail, restaurant, office, financial/professional services, indoor sports, medical and nursery uses along with "any other services which it is appropriate to provide in a commercial, business or service locality." Interested parties are invited to discuss their proposed use with letting agents, CP Walker & Son.

### Terms

The property is available to let due to the relocation of the existing business, date to be agreed between the parties. The shop is offered to rent on internal repairing and insuring terms at a rent of £1,000 per calendar month exclusive. The initial term of the tenancy will be a minimum of 3 years.

### Rates and Buildings Insurance

The Rates Payable for 26/27 are estimated at £4,600 (The Rateable Value figure is £9,200). For businesses that qualify for the small business rates relief, there will be a discount reducing the amount payable to £zero. The tenant is liable to pay a fair proportion of the buildings insurance premium attributable to the property, estimated at £300pa. Note the level of premium will vary according to your proposed use of the property.

### Application Process

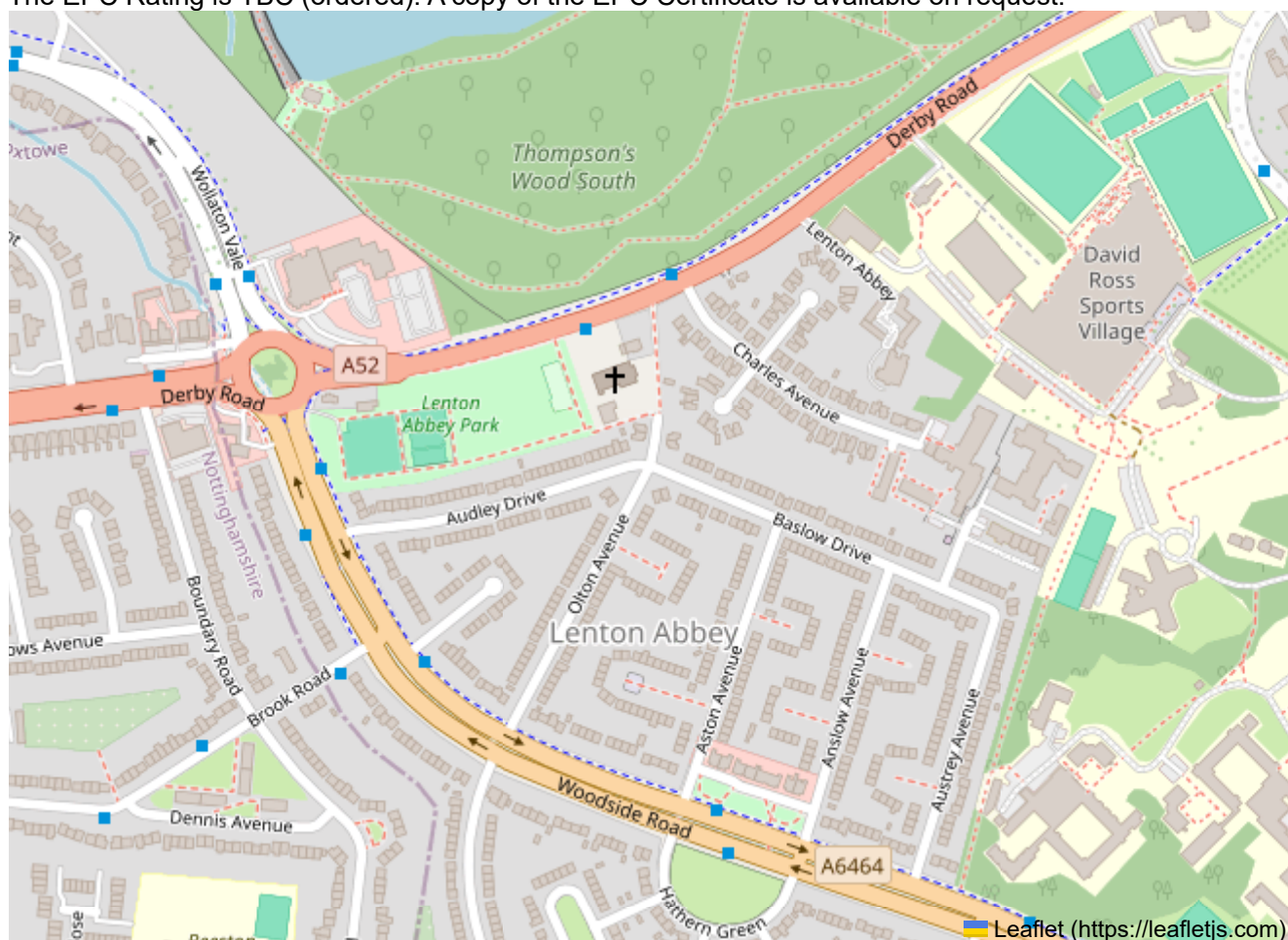
Interested parties will need to complete a Commercial Property Application Form obtained from our office. References will be taken. New businesses will need to provide a business plan for the proposed venture. Upon approval of references and agreement of lease terms, the incoming tenant will pay a fee of £400 plus VAT as a contribution towards the costs of drawing up the tenancy agreement.

### Further Information and Viewings

For more information or to view the property, contact Berta Toth in our Commercial Property Department on Direct Line: 0115 957 4768 or by email at [berta@cpwalker.co.uk](mailto:berta@cpwalker.co.uk). Viewing is by prior arrangement - contact us to arrange an appointment.

### EPC Rating

The EPC Rating is TBC (ordered). A copy of the EPC Certificate is available on request.



### Commercial Properties

107 High Road Beeston Nottingham NG9 2JU

