

PRIME SHOP TO LET

BEESTON – 55-57 HIGH ROAD, NG9 2JQ

Mason
Partners



LOCATION

Beeston is a town within Nottinghamshire, located approximately 4 miles south west of Nottingham City Centre.

The property occupies a prominent position on High Road, along the prime retail pitch within Beeston town centre. Occupiers in the immediate vicinity include Boots, Holland & Barratt, New Look, Poundland and Halifax Building Society.

ACCOMMODATION

The property is arranged over ground and first floors and comprises the following approximate net internal areas and dimensions:-

Internal Width	123 ft	11.4 m
Shop Depth	316 ft	29.4 m
Ground Floor	2,786 sq ft	258.9 sq m
First Floor	1,682 sq ft	156.3 sq m

TENURE

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.

RENT

£72,500 per annum exclusive of VAT, Business Rates and all other outgoings.

RATES

Rateable Value (2017 List): £58,500
Estimated Rates Payable: £28,021.

We would advise interested parties to make their own enquiries to verify this information.

EPC

A certificate is available on request.

LEGAL COSTS

Each party is to bear their own legal costs in respect of all legal documentation produced in this transaction.

VIEWING

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