

RETAIL & LEISURE OPPORTUNITY

35-37 The Square Shopping Centre, Beeston, Nottingham NG9 2JJ



RENT!

PRIME RETAIL AND LEISURE UNITS IN BEESTON TOWN CENTRE

- SIZES FROM AND UP TO:
1,848 sq ft – 3,597 sq ft
- Adjacent to the brand new eight screen Arc cinema development
- Nearby occupiers include Costa Coffee, Boyes, Specsavers, Peacocks and Pure Gym



Interested? Contact

Jon Emmerson
Will Torr

07977 556 070
07866 716 974

jemmerson@heb.co.uk
wtorr@heb.co.uk

0115 950 6611

heb Chartered Surveyors | Canalside House | 6 Canal Street | Nottingham NG1 7EH

LOCATION:

The Square Shopping Centre forms the prime retail pitch within Beeston, which is Nottingham's largest suburban town.

The town is located three miles southwest of Nottingham city centre and has a resident population of approximately 21,000 persons, and a catchment of over 500,000 within 6.5 miles.

The town is also home to the University of Nottingham which is one of the UK's most popular Universities, and which has close to 35,000 full time students on campus.

Tenants within The Square include Costa Coffee, Specsavers, Boyes, Pure Gym and Peacocks. The units are also adjacent to the eight screen Arc cinema development and leisure units. Beeston itself is home to many national retailers including Boots, NatWest, Tesco, Sainsburys, Caffè Nero and Loungers.

DESCRIPTION:

The opportunity comprises a ground floor retail unit situated within The Square Shopping Centre in Beeston.

Internally, the ground floor is open plan and is currently in a shell condition. The unit can be split as per the details below.

To the rear of the property there is a service yard which provides for goods in and out of the subject property.

ACCOMMODATION AND LEASE TERMS

The property is available to rent on a new effectively full repairing and insuring lease by way of a service charge, with full terms available upon application.

GROUND FLOOR	SQ FT	RENT
Unit 35-37:	3,597	£60,000 pa

The ground floor can be split to provide two units of:-

GROUND FLOOR	SQ FT	RENT
Unit 35:	1,848	£35,000 pa
Unit 37:	1,749	£30,000 pa

RATES:

The rateable values are available upon request.

PLANNING (Existing):

E: Commercial Business & Service

A1 (Shops)

A2 (Financial & Professional Services)

A3 (Restaurants and Cafes)

D1 (Medical or Health services, Crèches, Day Nurseries & Centres)

D2 (Assembly & Leisure)

Potential for:

A4 (Drinking Establishment)

A5 (Hot Food Takeaway)

Subject to planning permission.

VAT:

Vat is applicable to the rent and service charge.

EPC:

C-69

FURTHER INFORMATION:

For further information or to arrange a viewing please contact Jonathan Emmerson or Will Torr at heb Surveyors below, or our joint agents FHP 0115 950 7577.

Interested? Contact

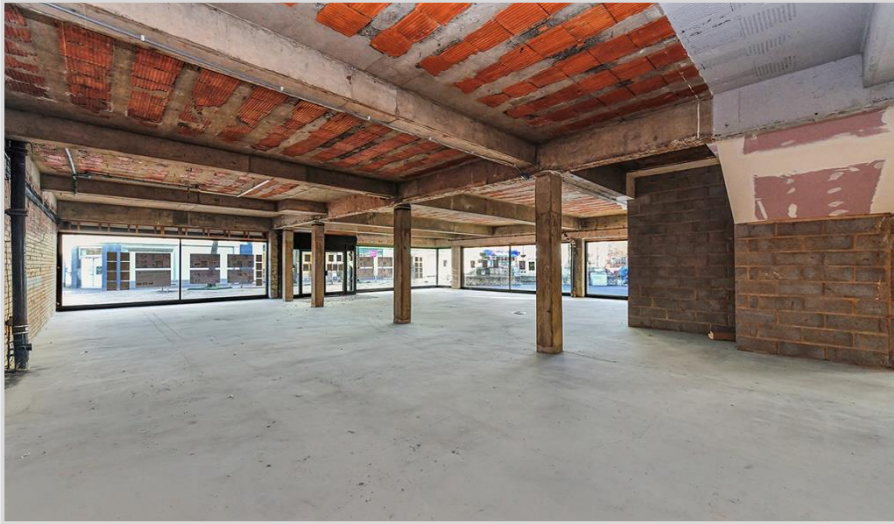
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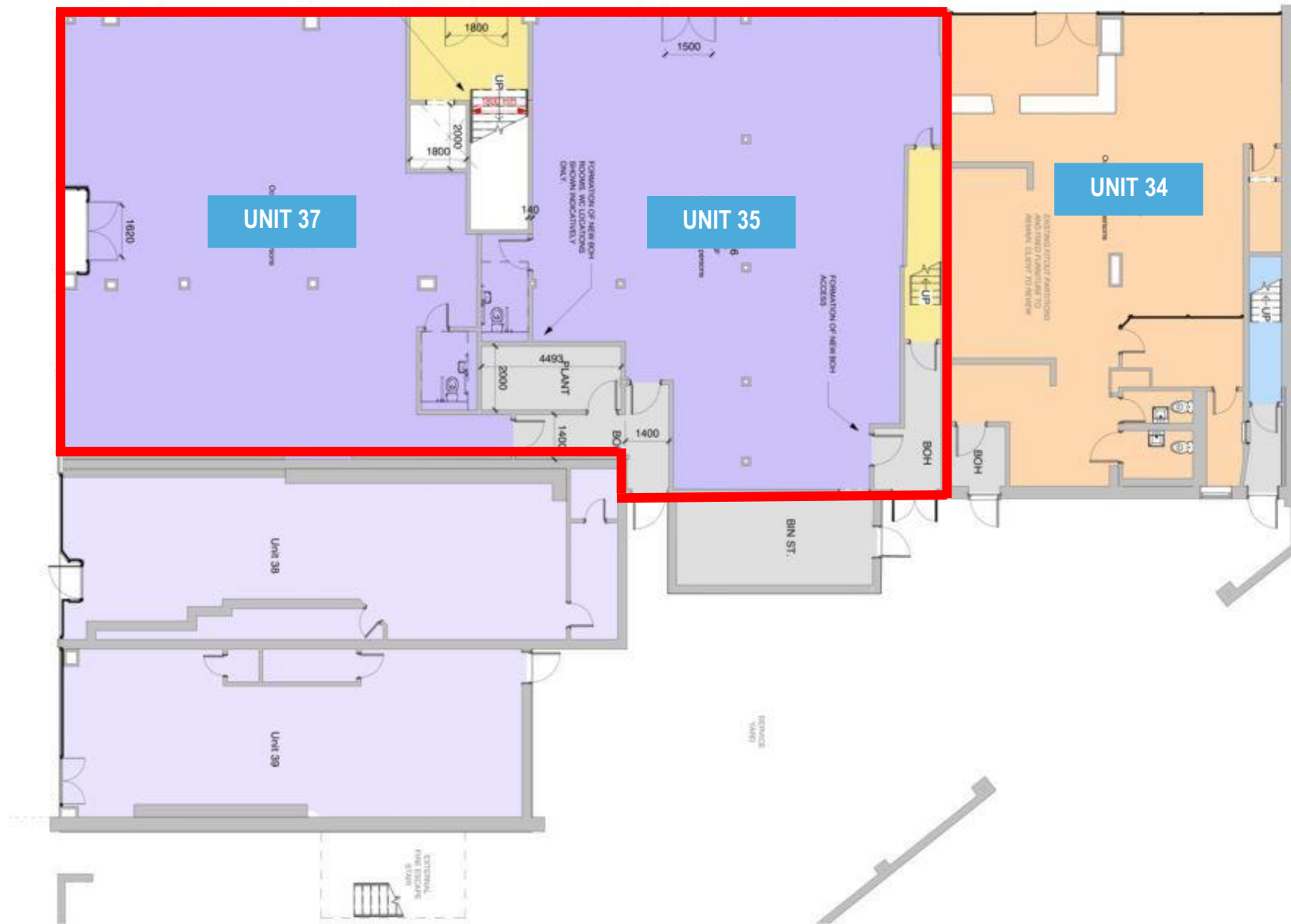
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Foster Avenue Car Park

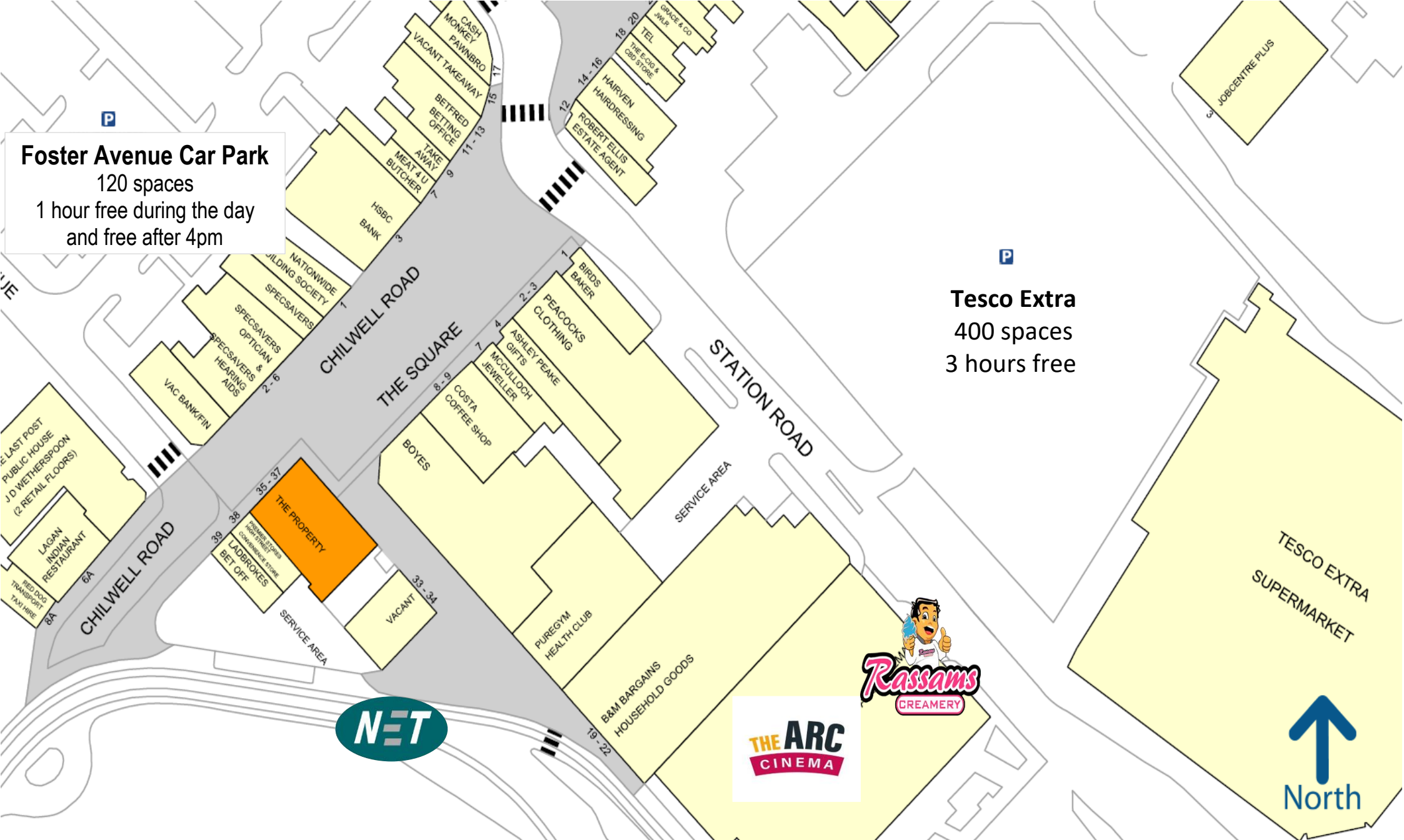
120 spaces

1 hour free during the day
and free after 4pm

Tesco Extra

400 spaces

3 hours free



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The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition.

a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.