



**102/102a CHILWELL ROAD
BEESTON
NOTTINGHAM
NG9 1ES**

**RENT: £7,750 per annum
Exclusive of Business Rates**

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- **Double fronted shop in prominent position close to tram stop**
 - **Established retail use**
 - **Substantial frontage for excellent display**
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DIRECTIONS

The property is a fairly short distance from the Square in Beeston on the road leading to Chilwell, close to a number of established retail uses and Central College.

VIEWING

By appointment through our Office

The property has an Energy Performance Rating of “D”. A copy of the EPC is available on request

ACCOMMODATION

Accommodation comprises:-

Sales Shop: approximately 26' x 12'6" (7.925m x 3.810m) and 18' x 12' (5.486m x 3.658m)

Kitchen: approximately 7'3" x 6'2" (2.210m x 1.880m) maximum with stainless steel sink unit.

Store: approximately 4'8" x 8'4" (1.422m x 2.540m)

Toilet: with low suite W.C.

OUTSIDE

Small yard area

BUSINESS RATES

We understand from the Valuation Office website that the current Rateable Value is £5300 which will mean that an occupier with no other Business Premises will be entitled to Rate Relief under the Small Business Scheme. Interested parties are recommended to make their own enquires with Broxtowe Council.

TERMS

The property is available on a new agreement for a minimum period of three years although longer Terms could be discussed. The tenant will be responsible for internal repairs to the property and for a proportion of the costs of external repairs.

The rent will be payable Quarterly in advance.

INSURANCE

The Landlord will continue to Insure the building and the premium relating to the premises let will be recharged to the tenant.

COSTS

The ingoing tenant to be responsible for the costs of preparation of the tenancy agreement which if prepared on a nominally three year Term will amount to £150 plus VAT. If a longer Term is required, solicitors will need to prepare the agreement and the costs to be ascertained.

VAT

VAT is not currently payable on the rent but the agreement would allow for VAT to be charged in the future should the need arise.

NOTES

None of the services or appliances (if any) or heating installations, plumbing or electrical systems have been tested by the selling agents unless otherwise stated.

All measurements are approximate and given as a guide only.

These details are in draft form until confirmed by the seller.

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