

RETAIL OPPORTUNITY

43b High Street, Hucknall, Nottinghamshire NG15 7AR



RENT!

£35,000 PER ANNUM

Prime Town Centre Retail Opportunity with a Return Frontage

- Prominent corner position with adjacent pedestrian access to the main town centre car park
- Suitable for a variety of other uses, subject to planning
- Ground floor of 180.84 sq m (1,947 sq ft) overall with an upper floor of 122.2 sq m (1,316 sq ft)

Location:

The property is situated in Hucknall which is a market town on the edge of the Nottingham conurbation to the north west of the city and to the east of the M1 between J26 / 27.

The town is well served with public transport, having a terminus for the tram and a station on the Robin Hood Railway Line, this runs north from Nottingham Station to Mansfield and Worksop.

The property's situation is to benefit from the town centre regeneration and pedestrianisation of part of the High Street.

Accommodation:

The property comprises a former bank premises which benefits from a return frontage to Central Walk.

Surrounding occupiers include Wilkos, Specsavers, Fultons Frozen Foods, HSBC, Greggs, Boots, Post Office and Savers.

The former bank comprises of a banking hall with offices which has been stripped back to provide an open plan retail unit. The unit has potential to be further subdivided if required.

At first floor level there is office accommodation with toilets and a kitchen facility.

To aid with referencing, a floorplan is available on the third and fourth pages.

Areas:

Ground Floor:	180.84 sq m	(1,947 sq ft)
First Floor:	122.23 sq m	(1,316 sq ft)
TOTAL	303.07 sq m	(3,263 sq ft)

Rent:

The Bank premises are available to rent at a level of:-

£35,000 Per Annum
(Thirty Five Thousand Pounds)

The lease is to be drawn outside of the Landlord and Tenant Act.

The landlord may consider selling the property to include the Wine Bar.

Interested? Contact Will Torr 0115 979 3491 wtorr@heb.co.uk
OR Joint Agent - Stephen Littlewood 0115 948 3555

0115 950 6611

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD

Rates:

Rateable Value

Rates Payable 2015/16

BANK

£41,250

£20,336.25

User:

The property is suitable for a variety of planning uses subject to the necessary planning consents being obtained.

EPC:

Former Yorkshire Bank –

E - 109

VAT:

Vat is not applicable to the rent.

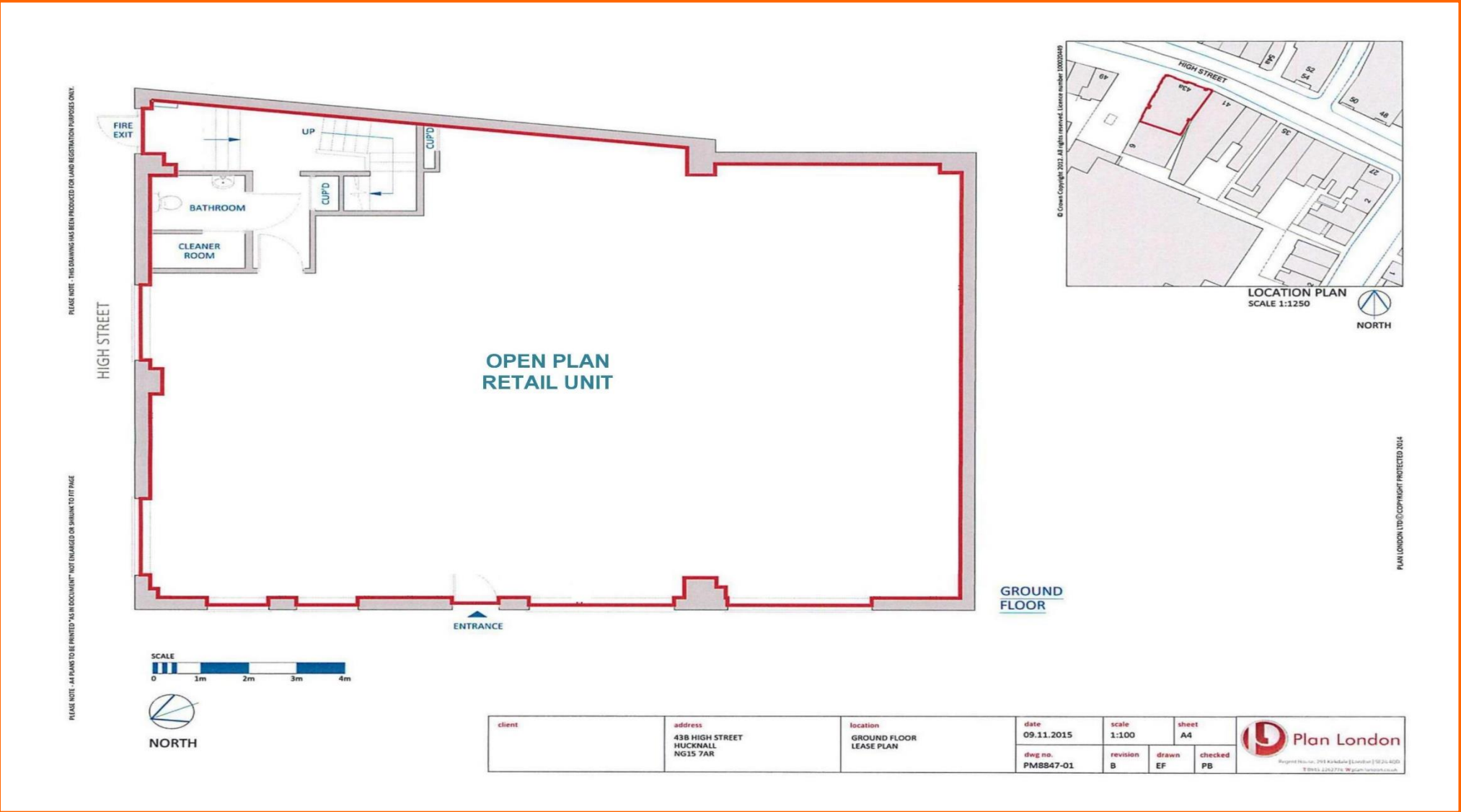


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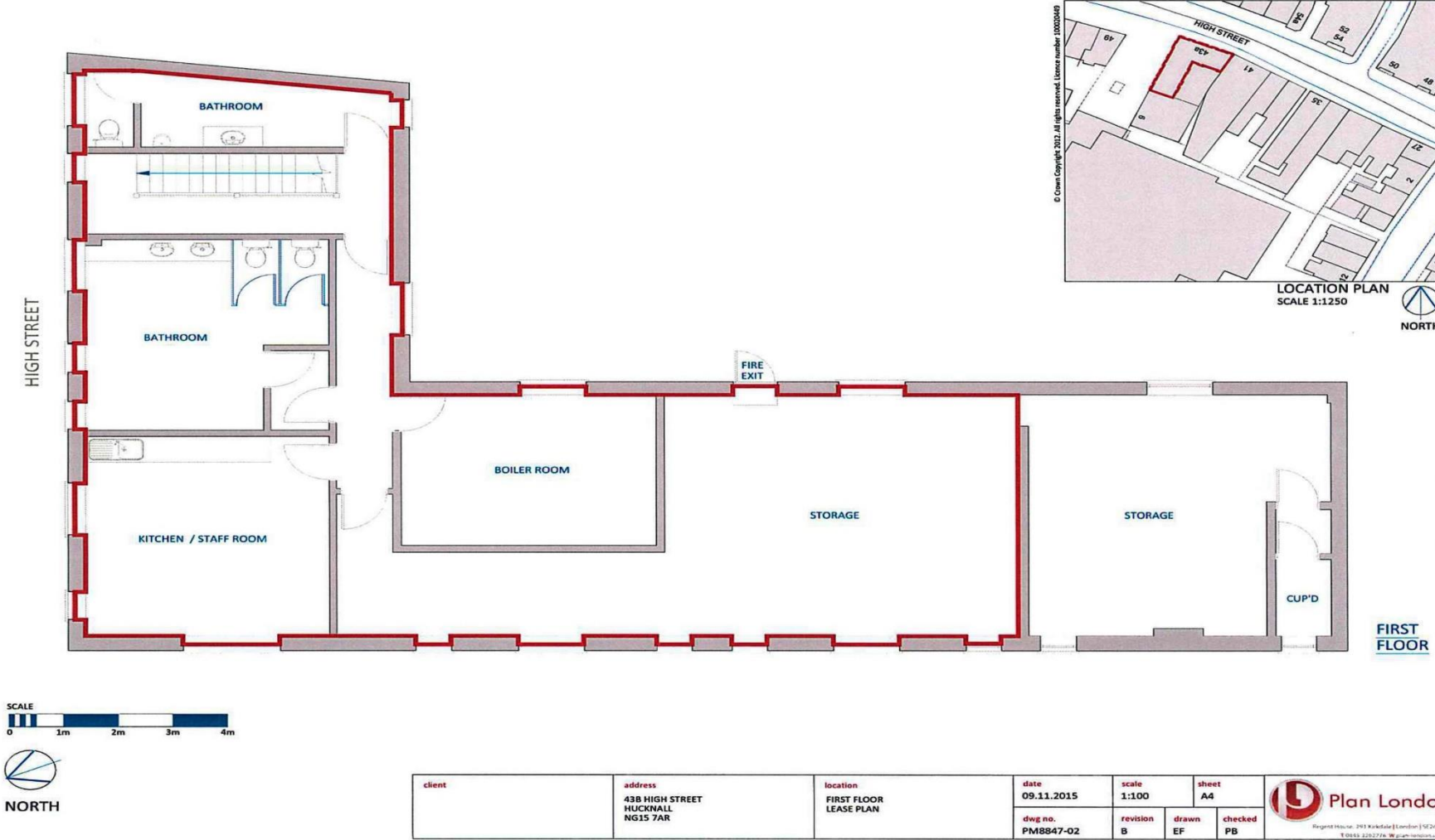
GROUND FLOOR PLAN



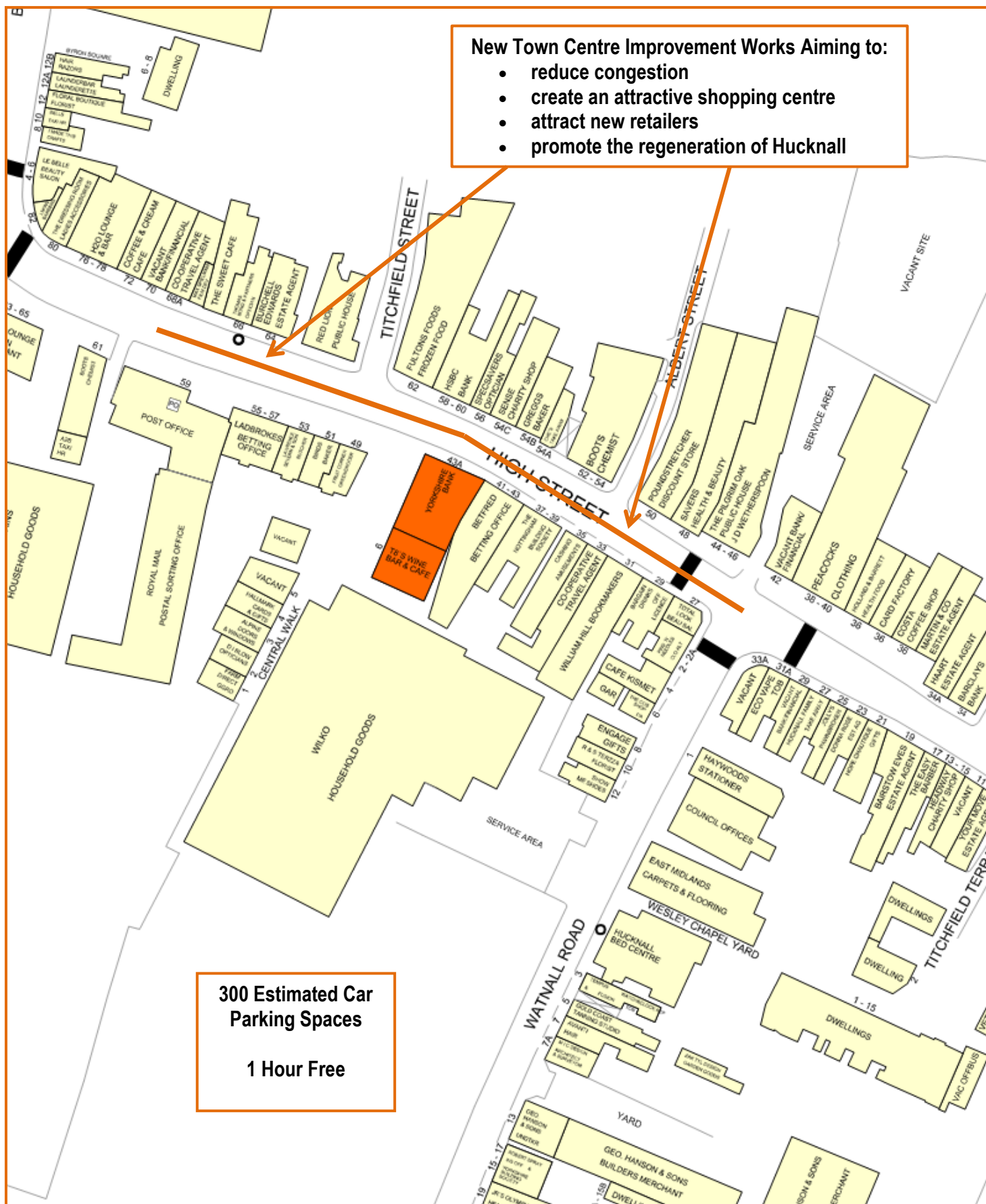
FIRST FLOOR PLAN

PLEASE NOTE - THIS DRAWING HAS BEEN PRODUCED FOR LAND REGISTRATION PURPOSES ONLY.

PLEASE NOTE - ALL PLANS TO BE PRINTED "AS IN DOCUMENT" NOT ENLARGED OR SHRUNK TO FIT PAGE



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