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## TOWN CENTRE RETAIL PREMISES TO LET



50-52 MAIN STREET, BULWELL, NOTTINGHAM NG6 8EW

- Substantial retail unit available to let in busy pedestrianised town centre location, close to the market place.
- Next to Wilkinsons, opposite Shoezone, Betfred, etc. Other nearby occupiers include Costa, Argos & B&M. Free City Council car parking nearby.
- Approximately 2,716 ft<sup>2</sup> (252.3 m<sup>2</sup>) ground floor retail area plus 2,586 ft<sup>2</sup> (240.3 m<sup>2</sup>) upper floor retail/storage.
- TO LET on new lease at £39,950 per annum exclusive.



01636 610906



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details

## DESCRIPTION AND LOCATION

The premises are located on Main Street, within the busy town centre pedestrianised shopping area. The approximate location of the premises is shown on the attached location plan.

Bulwell is a busy suburb/market town situated approximately 4 miles north of Nottingham city centre via the A610 and approximately 2 miles from Junction 26 of the M1 motorway. Bulwell has a resident population in the order of 30,000 and has excellent direct tram and rail services linking to the city centre.

## ACCOMMODATION

The premises comprise of large ground floor sales area with extensive upper floor storage, part of which is used by the outgoing tenant as retail space. (All areas quoted are for guidance only):-

ACCOMMODATION	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor		
Retail Area	2,716	252.3
Office	192	17.9
Staff WC's	-	-
First Floor		
Retail/Storage	2,586	240.3
Staffroom/kitchen	116	10.8
Second Floor		
Stores	807	75.0
<b>TOTAL</b>	<b>6,417 ft<sup>2</sup></b>	<b>596.3 m<sup>2</sup></b>

## EXTERNAL

The is yard area to the side of the premises allowing for delivery access/parking.

## SERVICES

We understand that all mains services are available for connection to the premises, although prospective occupiers are advised to make their own enquiries to the relevant utility companies as to the availability, suitability or capacity of the services.

## TENURE

The property is available by way of a new lease on a full repairing and insuring basis for a term to be agreed at an initial rent of £39,950 per annum exclusive.

## VAT

All figures quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

## BUSINESS RATES

The premises have a rateable value of £36,250 and are described as 'Shop & Premises' (Information obtained via the VOA Website). Any enquiries regarding Business Rates should be made directly to Nottingham City Council's Business Rates Dept. Tel: 0115 915 5555

## ENERGY PERFORMANCE CERTIFICATE

The retail unit has an Energy Performance Asset Rating of 75 (Band C). A copy of the EPC is available upon request.

## COSTS

The incoming tenant to be responsible for the Landlords reasonable legal fees incurred in creating the lease.

## VIEWING & FURTHER DETAILS

For further details or to arrange a viewing contact:

**Garry Wood**  
**Wood Moore & Co Ltd, Navigation House,**  
**48 Millgate, Newark NG24 4TS**

**Tel: 01636 610906 Mob: 07790 831915**

**Email: [garry@woodmoore.co.uk](mailto:garry@woodmoore.co.uk)**

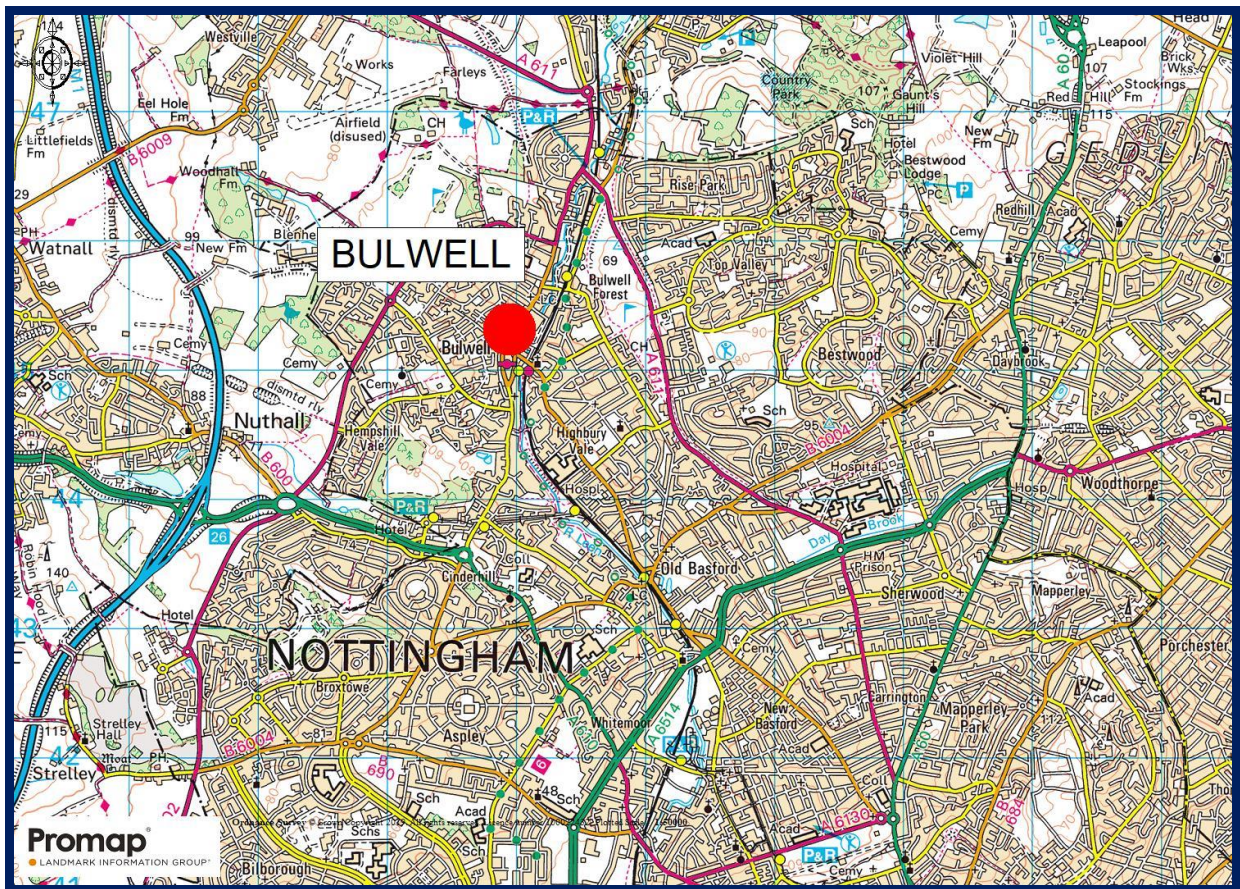
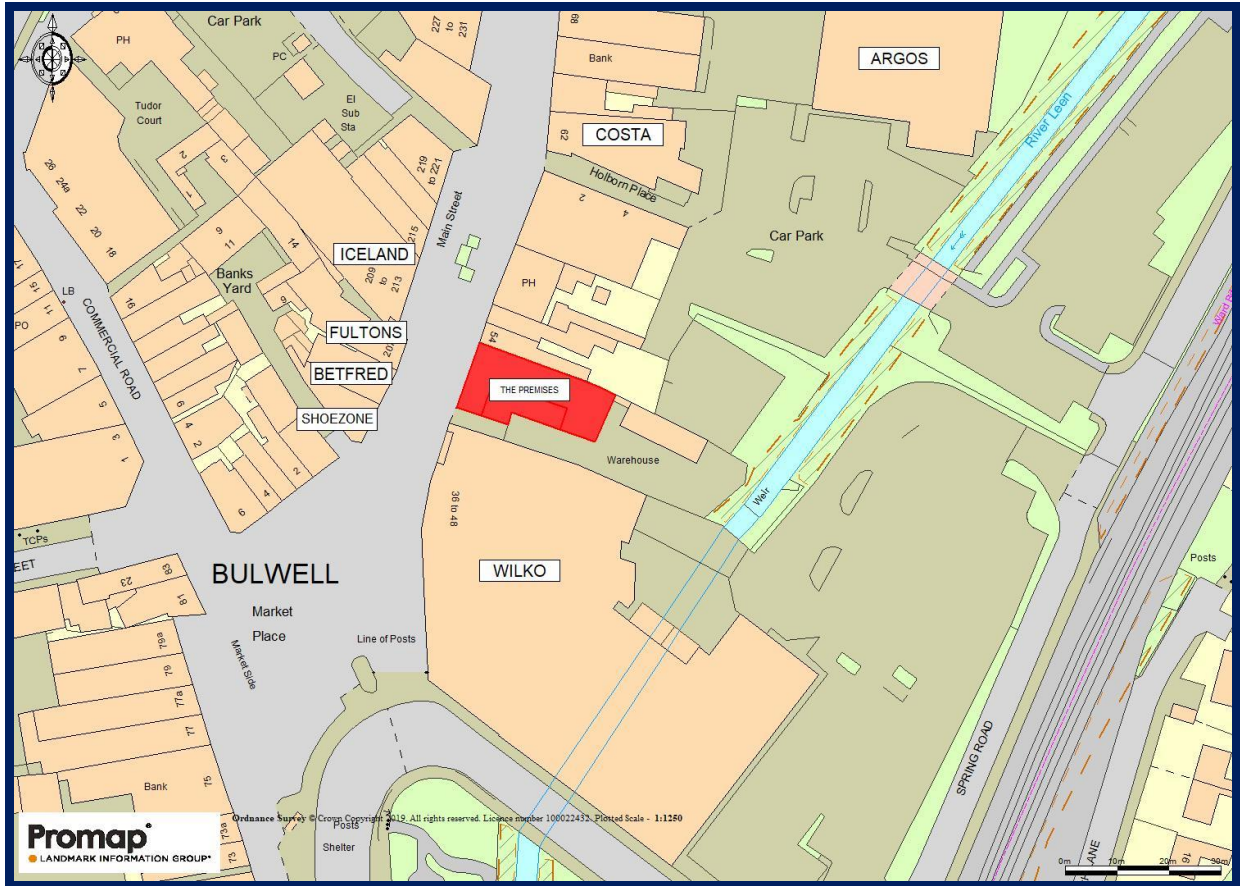
**Ref: CS1618 (30.01.19)**



(Street View – High Street, Bulwell)



**50-52 Main Street Bulwell, Nottingham NG6 8EW**



(Not to scale for identification purposes only)