Robert Ellis

look no further...





102a Chilwell Road, Beeston, Nottingham, NG9 IES

£800 Per Month

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A ground floor commercial retail/office unit offering 39.6sqm (426sqft) of overall space.

Situated on a busy thoroughfare close to the town centre of Beeston, this unit sits amongst other mainly independent retailers and service providers with a selection of hairdressers, barbers, cafes, bars and takeaways.

This small unit will be ideal for those looking to put their first step onto the business ladder and would suit a specialist retailer, beauticians or barbers, etc.

The retail/front of house offers 28.7 SQM of open plan usable space, previously used as offices. A corridor gives access to a kitchenette and two WC facilities.

A shared rear yard gives access to a brick outbuilding of approx. 16 SQM which can be made available for storage.

Tram and bus stops are adjacent and the area serves a large residential suburb, as well as being less than 10 minutes walk from the main square in Beeston.

Available immediately on a new internal repairing lease.

The property is available on a new internal repairing lease of £800 PCM added term to be negotiated. The current rateable value is £3700. This falls within small business rate relief to confirm eligibility we recommend any applicant contacts Broxtowe Borough Council for more information. Electricity and water are supplied to the property.



TOTAL FLOOR AREA: 426 sq.R. (396 sq.m.) apprex.
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These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.