



70 Chilwell Road, Beeston, Nottingham,
NG9 1FQ

£1,000 PCM

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A two storey commercial retail/office unit offering 93 SQM (1001 SQft) of overall space.

Arranged over two floors with 47.7 SQM of retail space to the ground floor with kitchenette and WC. To the first floor are rooms that can be put to storage or office 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 unit will be ideal for those looking to put their first step onto the business ladder with space to grow and would suit a specialist retailer, beauticians or barbers, etc.

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 Internal space requires some light refurbishment and the owner is prepared to discuss incentives to allow the incoming tenant to prepare the space ready for trading.

The property is available on a new internal repairing lease of £1000 PCM added term to be negotiated. The current rateable value is £5700. This falls within small business rate relief to confirm eligiblilty we recommend any applicant contacts Broxtowe Borough Council for more information. Electricity and water are supplied to the property.

RATEABLE VALUE

Description	Area m ² /unit	£ per m ² /unit	Value
Ground floor retail zone a	21.6	£165.00	£3,564
Ground floor retail zone b	18.5	£82.50	£1,526
Ground floor retail zone c	7.6	£41.25	£314
Ground floor kitchen	4.6	£16.50	£76
Ground floor staff toilets	2.5	£0.00	£0
First floor internal storage	31.4	£8.25	£259

First floor internal storage	6.8	£8.25	£56
Total	93		£5,795
Valuation			
Total value			£5,795
Rateable value (rounded down)			£5,700

BUSINESS RATES

The rateable value is £5700. This is not the amount payable but used to calculate business rates. For example, the current small business multiplier is 49.9 pence. Therefore the rates payable would be £2,844.3. However as the rateable value is less than £12,000 the occupier may be eligible for Small Business Rate Relief. We advise any applicant should check with the Local Authority, Broxtowe Borough Council



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.