

E CLASS UNIT TO LET**67 MAIN STREET BULWELL
NOTTINGHAM**

SAT NAV REF:

NG6 8QD

- Large Retail unit adjacent Lighthouse and Extracare
- Benefiting from side loading with extensive sales and stock area to rear
- Ground floor sales 411 sq m (4,419 sq ft)
- Ancillary space 58 sq m (629 sq ft)
- To let on new lease - Rental £47,500 pax

TEL: **0115 986 3555****RICS**the mark of
property
professionalism
worldwide

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- J. It should NOT be assumed that the property has all necessary planning, building regulation or other consents.
- K. Where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers/tenants should, however, make their enquiries into such matters prior to purchase/letting.
- L. All prices, rentals and service charges are quoted exclusive of VAT and interested parties are asked to take independent advice.

LOCATION

Bulwell is a Nottinghamshire Market Town approximately 4 miles to the North West of Nottingham City Centre.

The property is prominently located fronting Main Street on the edge of Market Place opposite B & M Bargains and adjacent Extra Care and Lighthouse. Other nearby occupiers include Card Factory and Heron Frozen Foods. The premises are also within walking distance of the Bus Station, Train Station and Nottingham Express Transit (NET).

DESCRIPTION

The premises comprise a ground floor retail unit forming the central unit of a three-unit scheme. The unit benefits from a modern powder coated aluminium framed shop front with double entrance doors and electrically operated security shutter (not tested).

ACCOMMODATION

Ground Floor

Retail Area	411 sq m	(4,419 sq ft)
Ancillary	58 sq m	(629 sq ft)
Total	469 sq m	(5,048 sq ft)

TENURE

The ground floor is available to let by way of a new internal repairing and insuring lease subject to 5 yearly upward only Rent Reviews on terms to be agreed. Subject to possession.

SERVICE CHARGE

There will be an appropriate contribution to the Building Service Charge for the maintenance and upkeep of the communal areas and exterior.

RENTAL

£47,500 per annum exclusive

RATING ASSESSMENT

Rateable Value (2026) £38,500.

Interested parties are asked to verify this information with the VOA or Local Rating Authority.

LEGAL COSTS

In respect of an abortive transaction the tenants to be responsible for the landlords' legal costs incurred. In respect of a successful transaction each party to bear their own legal costs.

PLANNING

We understand the premises have previously been utilised for E (a) retail purposes and a range of E Class uses will be considered or alternative uses subject to appropriate Planning Consents where required.

Interested parties should consult Nottingham City Council Planning Department. Telephone: 0115 8764447. Email: planning@nottinghamcity.gov.uk

New West Ltd nor the landlords can warrant any aspect of the current or proposed Planning uses or building, fire or any other Statutory Regulations in relation to these premises.

VAT

The rental, service charge and insurance rent is plus VAT. The position with regard to VAT is always reserved. Interested parties are asked to seek independent advice in relation to this matter.

COMMERCIAL ENERGY PERFORMANCE CERTIFICATE

The premises have been assessed as **C65 to March 2030**. Copies of the EPC Report and Recommendations are available to applicants on request.

MONEY LAUNDERING POLICY

In accordance with Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful tenant.

VIEWING

Strictly by appointment through the sole agents: **New West, 17 The Triangle, NG2 Business Park, Nottingham, NG2 1AE**. Telephone: **0115 9863555** or **Philip Westin-Hardy** Mobile **07771 754384**
Email: philip@newwest.co.uk

PNW1630/2.26



Energy performance certificate (EPC)

Poundland
67 Main Street
Bulwell
NOTTINGHAM
NG6 8QD

Energy rating

C

Valid until: 25 March 2030

Certificate number: 0580-0331-9549-7929-9006

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	504 square metres

Rules on letting this property

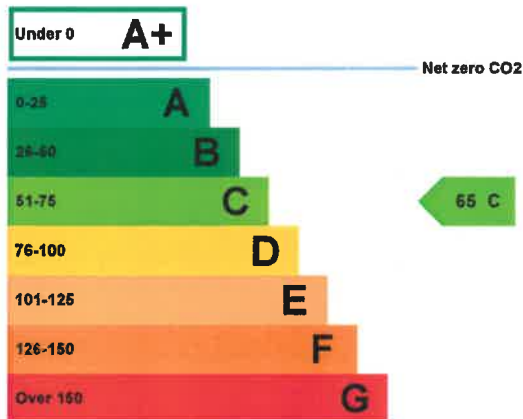
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

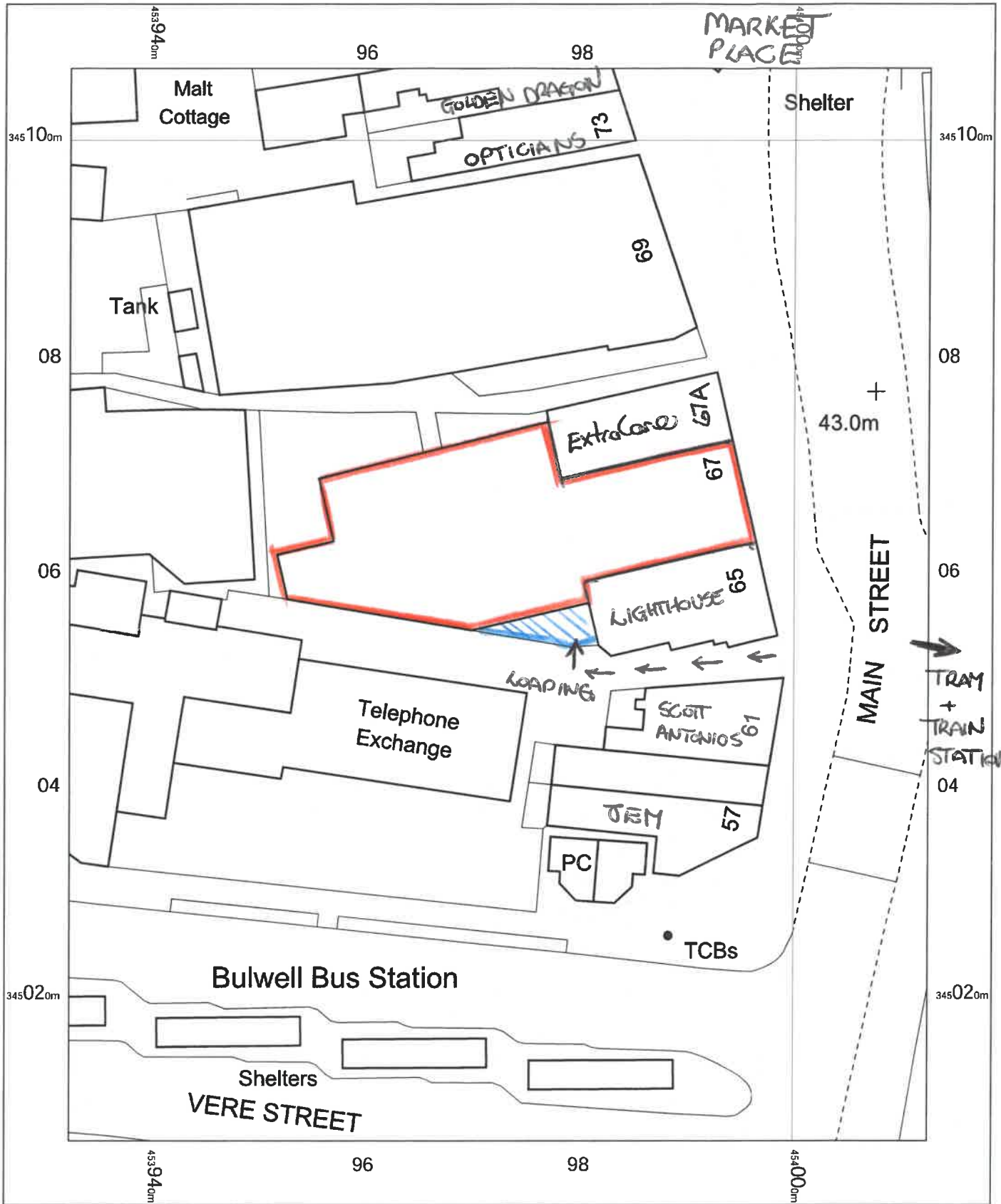
Properties similar to this one could have ratings:

If newly built

30 B

If typical of the existing stock

89 D

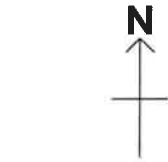


67 Main Street
 Bulwell
 Nottingham
 NG6 8QD

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