



Location

The former Wilkos Store is located on a busy parade of shops. Other occupiers include, Iceland, Boots, Savers, Card Factory and Greggs. There is also a Morrisons with Parking adjacent. The tram line into Nottingham runs outside the front with tram stops outside the unit.

The premises benefit from rear servicing.

Description

The subject premises area arranged over ground, first, second and third floors with the approximate net internal floor area:-

Ground Floor	11,968 sq ft	1,111.86 sq m
First Floor	12,686 sq ft	1,178.57 sq m
Second Floor	2,170 sq ft	201.60 sq m
Third Floor	353 sq ft	32.80 sq m

Tenure

A new lease on terms to be agreed is available.

Rental

£95,000 pax

Rates

Rateable Value TBC

Interested parties are advised to verify these figures with the Local Authority.

Legal Costs

Each party is to bear their own legal costs in respect of all legal documentation produced in this transaction.

Contact

Strictly via sole agents:-

Mason Partners LLP – 0151 227 1008
Mathew Green – mathewgreen@masonpartners.com

SUBJECT TO CONTRACT

