



Wollaton Road
Beeston, Nottingham NG9 2PE

£700 PCM

A GROUND FLOOR COMMERCIAL UNIT.



An interesting opportunity has arisen to rent a ground floor commercial unit previously used as a micro pub.

This licensed premises offers approximately 52sqm of internal space and offers a turn-key property for those looking to run a bar, bistro or other associated trade.

Well presented internally and with the option to purchase fixtures and fittings by separate negotiation which include table and chairs for up to 16 covers and a commercial kitchen and prep room.

Situated on a busy thoroughfare on a precinct close to the town centre of Beeston, a vibrant town centre with great transport links with bus, train and tram. Close to Nottingham University with Beeston itself having a population of circa 52,000 (2021 census).

Available immediately on a new internal repairing lease to be negotiated.



SEATING AREA

28'8" x 9'4" reducing to 7'1" (8.74 x 2.87 reducing to 2.16)

Currently space for up to 16 with access to restroom facilities and open to the kitchen.

KITCHEN

16'8" x 9'5" (5.10 x 2.88)

PREP KITCHEN

10'9" x 10'9" (3.29 x 3.29)

RESTROOM

WC and wash hand basin.

TERMS

Rent £700 PCM on a new internal repairing lease, term to be negotiated.

FIXTURES & FITTINGS

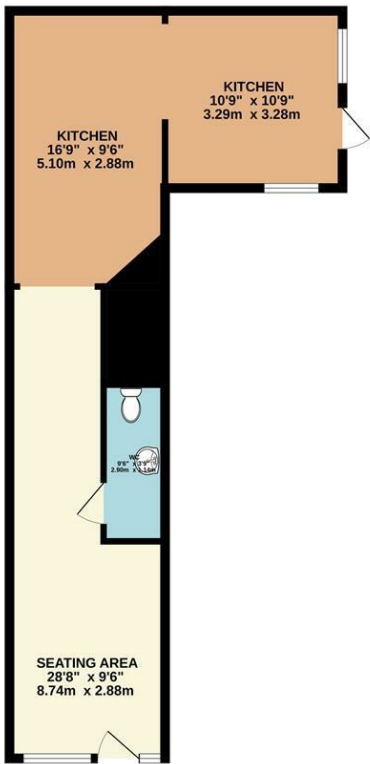
Fixtures and fittings are available by separate negotiation.

VALUE

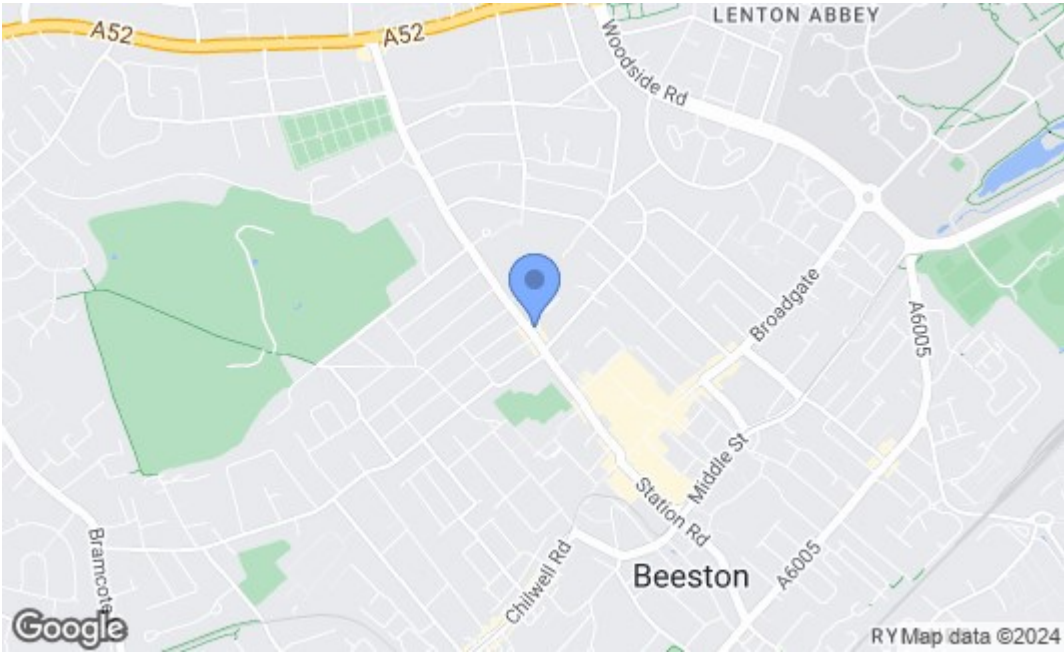
The current rateable value is £4350. This is not the amount payable, but due to calculate business rates. As the rateable value is less than £15,000, it may be possible to apply for Small Business Rate Relief. For further information, we recommend contacting the Local Authority, Broxtowe Borough Council.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |
| Environmental Impact (CO ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | EU Directive 2002/91/EC |

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.