



- 20SQM (215SQFT) OF USEABLE SPACE
  - CLOSE TO TOWN CENTRE
  - BUS & TRAM STOPS OUTSIDE
    - AVAILABLE IMMEDIATELY

- BUSY THOROUGHFARE
- WITHIN WALKING DISTANCE OF LARGE RESIDENTIAL SUBURB
  - IDEAL FOR STARTUP BUSINESSES

102c Chilwell Road  
Beeston, Nottingham NG9 1ES

**£600 PCM**

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# I02c Chilwell Road Beeston, Nottingham NG9 IES

A newly created ground floor commercial retail unit offering 20sqm (215sqft) of 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.

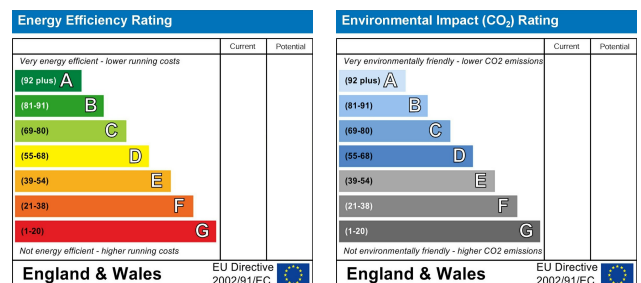
The Landlord is currently finishing off improvements to allow for immediate occupation and has a suspended ceiling with low voltage lighting and will be completed with a new staff kitchen and toilet facility.

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.

## AGENTS NOTES

The property is available on a new internal repairing lease of £600 PCM added term to be negotiated. As this is a newly formed unit, the property has not been assessed for ratable value. However, due to the size, we anticipate the ratable value will fall within small business rate relief. Electricity and water are supplied to the property.



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.