



First Floor, 73-75 Bracebridge Drive, Nottingham, Nottinghamshire NG8 4PH

LEISURE/RETAIL/OFFICE

- ▶ **8,460 sq ft (786 sq m)**
- ▶ **Suitable for a variety of uses within Class E**
- ▶ **Rental incentives available**
- ▶ **Nearby occupiers include Greggs, Co-op, Well Pharmacy and Heron Foods.**

For enquiries and viewings please contact:



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Location

The premises are situated on Bracebridge Drive in the suburb of Bilborough approximately 3 miles to the north west of Nottingham City Centre. Set within a busy retailing parade the premise front a busy road surrounding nearby schools and is one of the suburbs main thoroughfares.

Nearby occupiers include Co-op, Greggs, Boots Pharmacy, Well Pharmacy, Peak Pharmacy, and Heron Foods, along with a number of independent retailers and food outlets.

Description

The property comprises self-contained first floor accommodation above the trading Co-op foodstore and Wells Pharmacy with access by staircase approach off Bracebridge Drive leading into a large open plan area with w.c.'s and kitchen staff room, along with fire escape staircase to the rear. The property is suitable for a variety of commercial and leisure uses and will be offered in a shell condition with rental incentives available.

Accommodation

	Sq M	Sq Ft
First Floor Accomodation	785.9	8,460
Total	785.9	8,460

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Services

We understand all mains services are connected to the property.

Planning

Suitable for a variety of uses falling within Class E (Business, Commerce and Services) under the Use Classes Order 1987 (as amended), including retail, office, healthcare, cafe and gym uses. Interested parties are advised to clarify their own use direct with the local planning department.

Business Rates

The property is currently listed as a Shop and Premises and has a rateable value of £7,600. Source: VOA.

Rent

£35,000 per annum, excluding VAT and any other applicable charges.

Rental incentives are available.

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

An EPC will be made available upon request.

Viewings

Viewings are by sole appointment with Innes England.

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