

Prime Retail / Leisure Unit

25 High Road, Beeston, Nottingham, NG9 2JQ

Ground Floor: 5,525ft² (513.34m²)

First Floor: 3,513ft² (326.40m²)

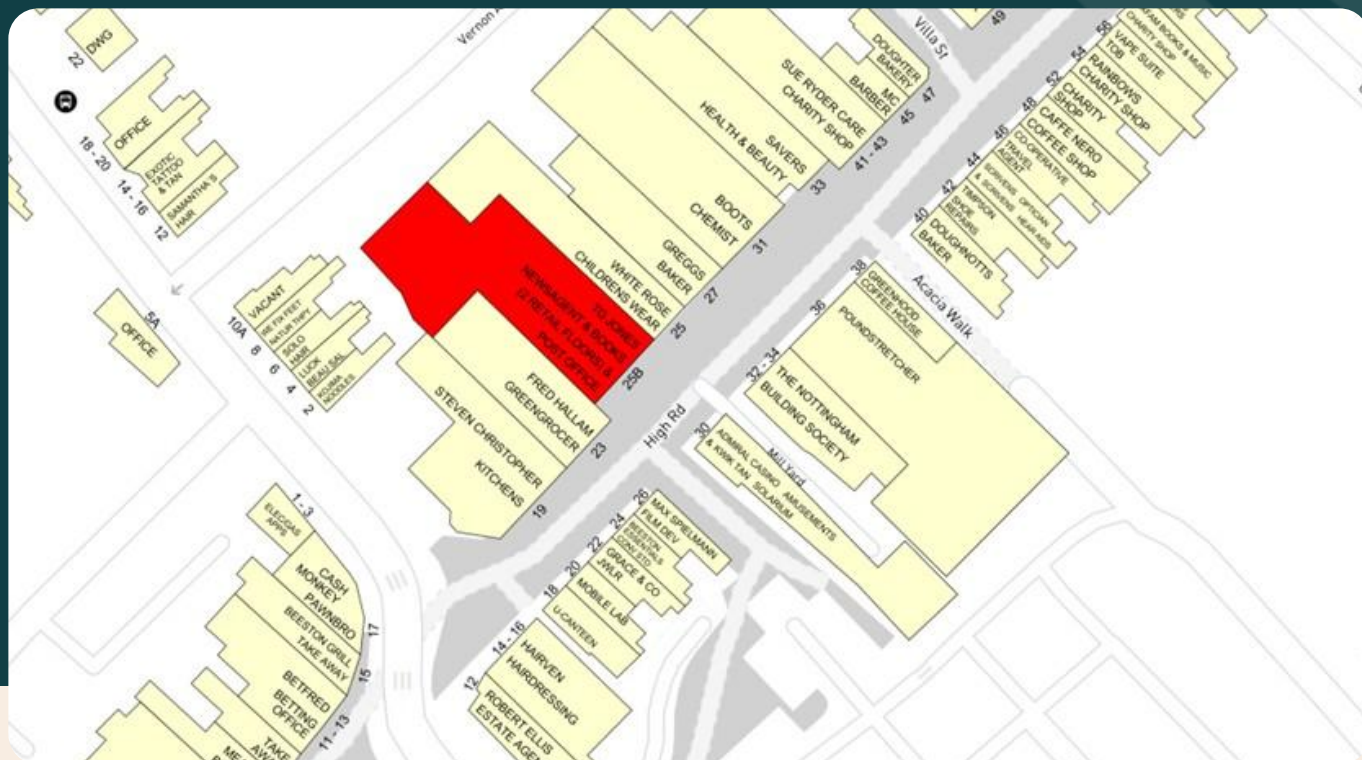


To Let (subject to vacant possession)



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Location



The property occupies a prominent position on the prime pedestrianised section of High Road. The pitch benefits from strong footfall, with nearby occupiers including a mix of national multiples and established independents serving this busy and affluent Nottingham suburb. Nearby tenants include: **Boots, Greggs, Vision Express, Card Factory, Loungers, Bistro 66, Sainsburys** and **Tesco Extra** – the latter two offering considerable free parking for the town.

Beeston is a thriving town centre approximately 4 miles south west of Nottingham city centre, serving a substantial residential catchment and a large student population from the adjacent University of Nottingham campus. The town has seen significant investment in recent years, including the NET tram network, which connects Beeston directly to Nottingham city centre, and The Arc Cinema-anchored leisure development a short walk away.



[Click here](#) for
Google map link



Accommodation

Hugely prominent double fronted unit onto High Road in Beeston. The property has an open plan ground floor sales area with rear loading and storage, first floor sales area to the front and first floor storage and staff welfare.

The property comprises the following internal floor area:

Net Internal Areas	SQ M	SQ FT
Ground Floor	513.34	5,525
First floor sales/storage	326.40	3,513
Total	839.74	9,038

Rent

Quoting rent £85,000 per annum exclusive

VAT

VAT is applicable at the prevailing rate.

Terms

The premises is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Business Rates

The premises is assessed as follows:

Ratable Value: £84,500

UBR (2026/2027): 0.43

Rates Payable: £36,335

This information is for guidance only and all parties are advised to check themselves with the local billing authority.

EPC Rating

An EPC has been commissioned and can be provided upon request.

Legal Costs

Each party to bear their own costs in relation to the transaction.



Viewing

All viewings are strictly by prior appointment. For further information or arrangements to inspect please contact:

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