

TO LET

Unit 4

11,646 sq.ft

(1,081.91 sq.m)



WILL CONSIDER SPLITTING THE UNIT

M

UNIT 4

42 - 68 Market Place,
The Beeches, Nottingham,
Nottinghamshire, NG10 1LT

Occupiers Include


Countrywide

42 - 68 MARKET PLACE

UNIT 4

LOCATION

Long Eaton has a resident population of 44,000 and a district catchment of 106,000. The premises are located in The Beeches Centre which is home to a strong mix of independent and regional operators also close to Asda and Tesco. The unit is located on the main pedestrian circuit linking Asda and the town centre and forms part of an established retail parade. Tenants in the vicinity include Robert Ellis Estate Agents, Frank Innes, Copper Cogs, Paul Walker Butcher and Halifax.

DESCRIPTION

The property provides prominent main road frontage with retail accommodation across ground floor only. It has open plan ground floor sales together with storage and stay facilities. The property benefits from rear loading from the service yard at the rear as well as stay car parking.

UNIT SIZE

Total Area: 11,646 sq.ft (1,081.91 sq.m).

RENT

POA

BUSINESS RATES

The first floor has been split and separated from the ground floor. Rateable Value to be reassessed to due course. Please contact the Local Billing Authority for further information.

SERVICES

All mains services are available.

SERVICE CHARGE & INSURANCE

Service Charge: £14,286 + VAT.

Insurance: £4,069.36 + VAT.

ENERGY PERFORMANCE

Rating: C54. Further information available upon request.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



8

Retail Units On-Site



26,493 sq.ft

Total Area



What Three Words
weds.heat.skinny

42 - 68 MARKET PLACE

FLOOR PLAN



42 - 68 MARKET PLACE

SITE PLAN



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