



31 High Street, Hucknall NG15 7AW

Prime retail unit in Hucknall Town  
Centre

Available immediately

£15,000 per annum plus VAT

- Prime retail position
- Hucknall High Street
- 1200 Sq ft retail unit
- Retail space with store room
- £15,000 per annum + VAT
- Available immediately

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## Summary

Size - 1200 sq ft  
Rent - £15,000  
VAT - Applicable  
Rates - TBC  
EPC - B (46)  
Legal Fees - Each party to bear their own costs

## Description

The retail unit offers large window frontage and offers circa 1200 sq ft of space - with rear stock room /staff room, kitchen area and w/c.

## Location

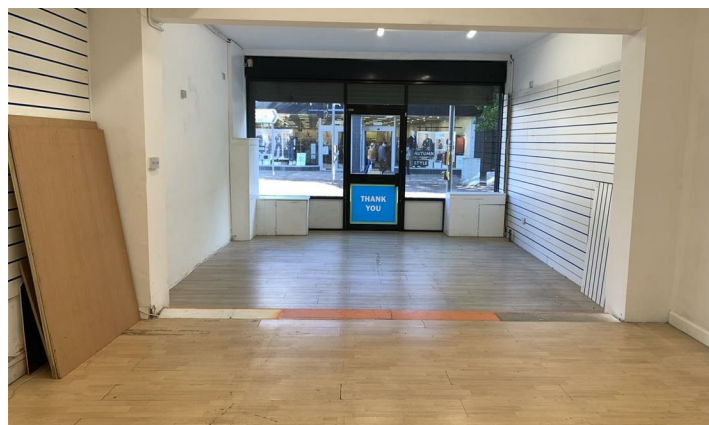
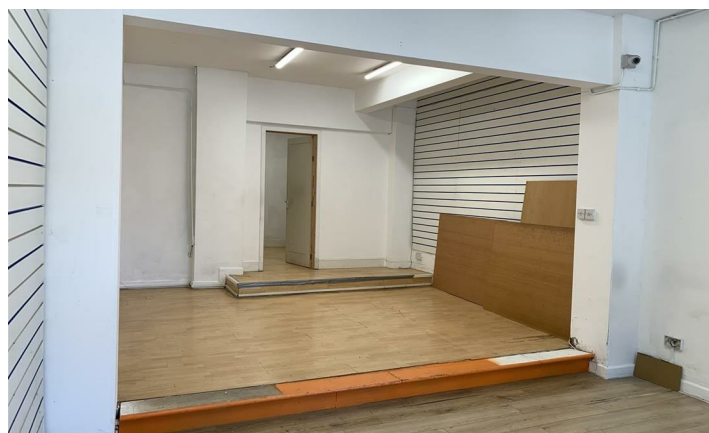
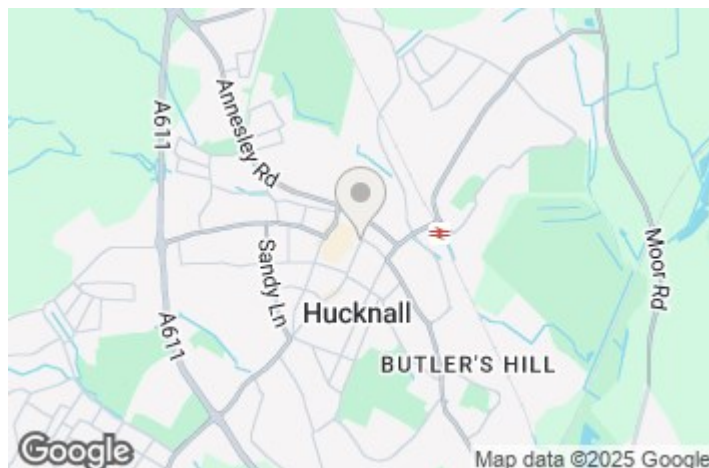
The area has excellent transport links with the A611 running North to South and midway between junctions 26 and 27 of the M1 Motorway. Nottingham is well positioned within the Midlands, with an estimated population of circa 280,000, the city can be accessed from 3 exits from the M1 (J24 in the South Via the newly built dual carriageway A453, J25 via the A52 at Derby, and J26 Via the A610 to the North) The A453 junction to the South of the City leads to Kegworth and Castle Donington, ideal for Nottingham East Midlands airport and Donington Racetrack.

## Terms

Offered for let on a new minimum 5-year lease, on fully repairing and insuring terms. The initial passing rent is set at £15,000 plus vat. Landlords' insurance will be re-charged at cost. A 3 month rental deposit will be required. The lease will be excluded from the provisions of the landlord and tenant act.

## Services

We are advised that all mains' services are connected to the property. These services have not been inspected or tested by the agent.



## Viewing and Further Information

Ben Freckingham

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