

## NOTTINGHAM – 147-151 Queens Road, Beeston NG9 2FE Highly Prominent Roadside Site



- **Highly prominent site on major arterial route in established roadside retail area.**
- **New Lease available on terms to be agreed.**
- **Possible consideration given to freehold sale.**
- **Suitable for a variety of uses including A1/A2/A3/A5/C3/D1 (stp).**

### Location

The site is located fronting Queens Road in Beeston at its junction with Hawthorn Grove. It is immediately adjacent to **Mecca Bingo** and **Home Bargains**, access to both of which is also off Hawthorne Grove.

Queens Road is a major arterial route carrying 31,400 vehicles a day between Nottingham and Long Eaton, Chilwell, Toton and Attenborough.

**Alliance Boots Plc's HQ & Enterprise Zone** and **Nottingham University's Main Campus** are close by, while other retailers in the close vicinity include **One Stop**, **KFC**, **Subway**, **Papa Johns** and **Carphone Warehouse**.

The Middle Street Stop on the NET Tram Network Phase 2 is a 5 minute walk away.

### Description

The site currently accommodates a single storey unit with display parking to the front, recently operated as a small car dealership.

The site has the benefit of superb profile to the road and to traffic travelling towards the University and Nottingham.

Vehicle access is off Hawthorn Grove, with pedestrian access also available via the Queens Road frontage.

## Accommodation

The property comprises a brick built unit with a flat roof situated to the rear of the site. To the front and side is a substantial yard area providing customer parking and/or display spaces for approximately 14 cars. The unit itself provides a net internal area of circa 387 sq ft (36 sq m).

The site extends to 0.07 acres (0.028 ha).

## Business Rates

The premises are currently assessed as follows:

**Description:** Vehicle Repair Workshop and Premises  
**Rateable Value:** £3,250

The new occupier may qualify for Exempt Small Business Rate Relief.

NB: Interested parties must rely on their own enquiries of the Local Rating Authority – Broxtowe Borough Council 0115 917 7777.

## Planning

The unit is available on the basis of its current existing Sui Generis use. We also envisage that the unit could suit a variety of retail operations to include A1/A2/A3/A5 or C3 and D1 uses, subject to the necessary consents and, where appropriate, Licences.

The site affords the potential for future redevelopment.

## Energy Performance Certificate

An EPC is not required as the existing building has a total useable floor space of less than 50 sq m.

## Terms

The property is offered by way of new full repairing and insuring Lease on terms and at a rent to be agreed.

Consideration may also be given to a freehold sale of the property, were an attractive enough offer be made.

## Viewing/Information

The site is easily viewed from the roadside, although internal viewings can be arranged by appointment with the sole agent.

For further information contact:

**Charles Trafford**

Trafford Oliver

T: 0115 9598848

E: [charles.trafford@traffordoliver.co.uk](mailto:charles.trafford@traffordoliver.co.uk)

## Date

October 2017





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**Site relative to KFC, Subway, One Stop & Papa Johns**

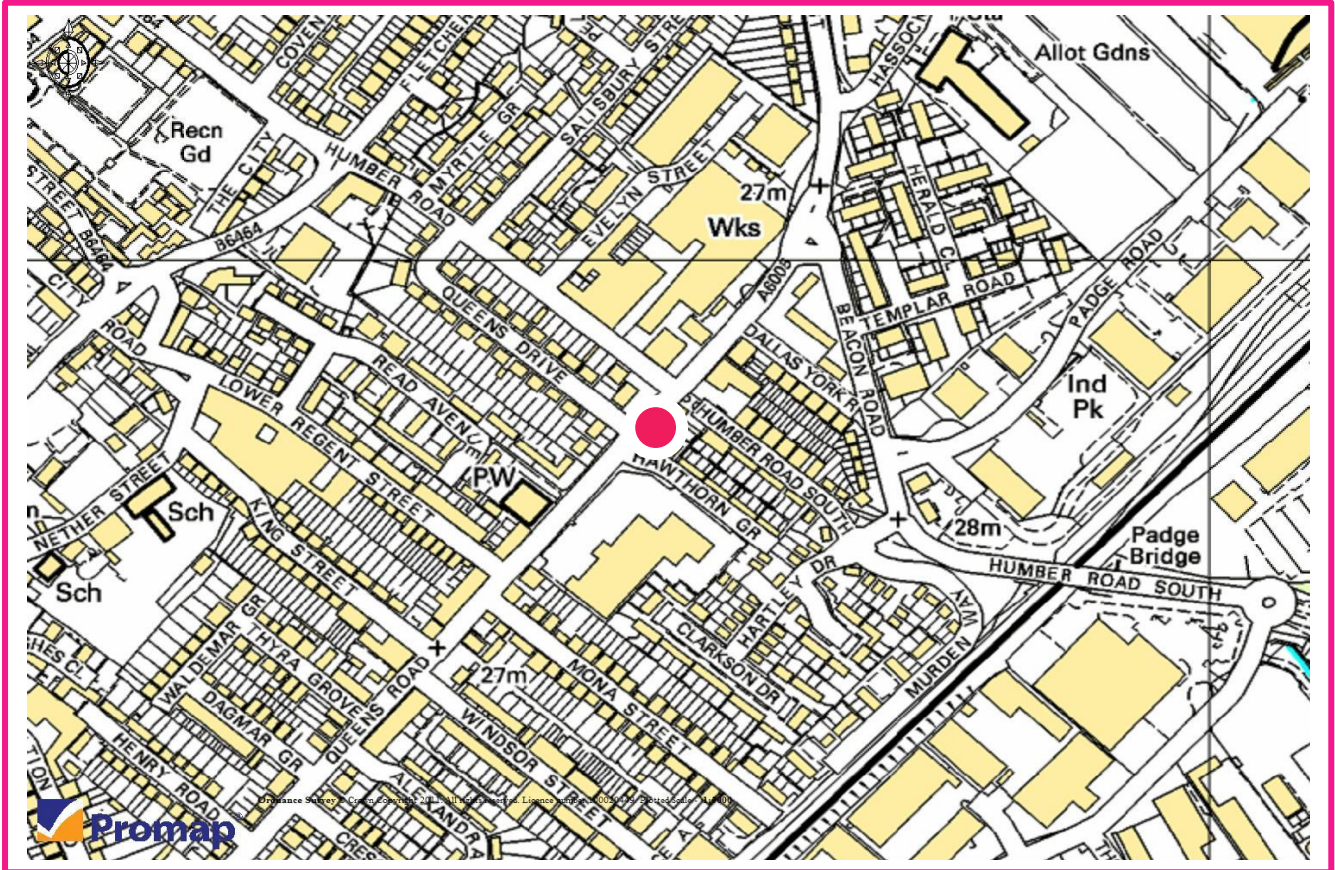


**Site relative to Mecca Bingo & Home Bargains**





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