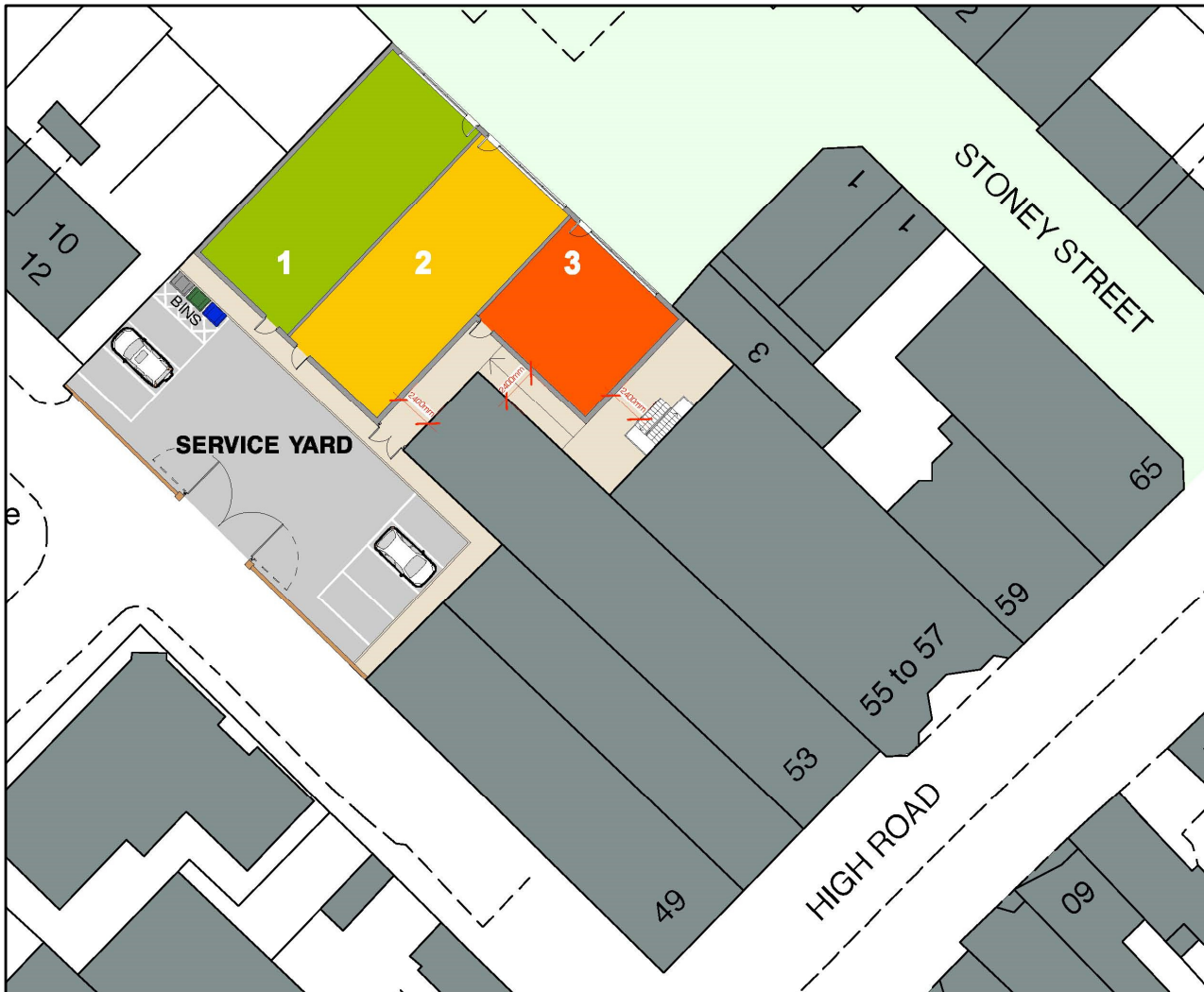


SHOP TO LET

BEESTON – NEW DEVELOPMENT SITE, STONEY STREET, NG9 2LA

Mason Partners



LOCATION

The property will be located in the Nottingham suburb of Beeston, situated close to the prime high street pitch. The property itself will sit directly opposite a 50,000 sq ft Sainsbury's Supermarket on Stoney Street, which offers the principal car parking to the town with 400 spaces and is the main thoroughfare onto the high street. Other national retailers represented in the town include Iceland, Card Factory, WH Smith, Phones 4 U, Halifax, New Look and Boots.

ACCOMMODATION

Once developed, the property will offer 1,000 – 4,250 sq ft ground floor sales, with first floor ancillary space. It will be possible to split the unit into areas to suit individual requirements.

Unit 1	151 sq m	1,630 sq ft
Unit 2	151 sq m	1,630 sq ft
Unit 3	90 sq m	970 sq ft
Total Ground Floor NIA	392 sq m	4,230 sq ft
First Floor/Ancillary to be confirmed.		

TENURE

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

RENT

Upon application.

RATES

Not assessed.

We would advise interested parties to make their own enquiries to verify this information.

EPC

A certificate will be provided on completion of the new development.

LEGAL COSTS

Each party is to bear their own legal costs in respect of all legal documentation produced in this transaction.

VIEWING

Mathew Green 0151 225 0109 mathewgreen@masonpartners.com
Robbie Walmsley 0151 225 0116 robbiewalmsley@masonpartners.com

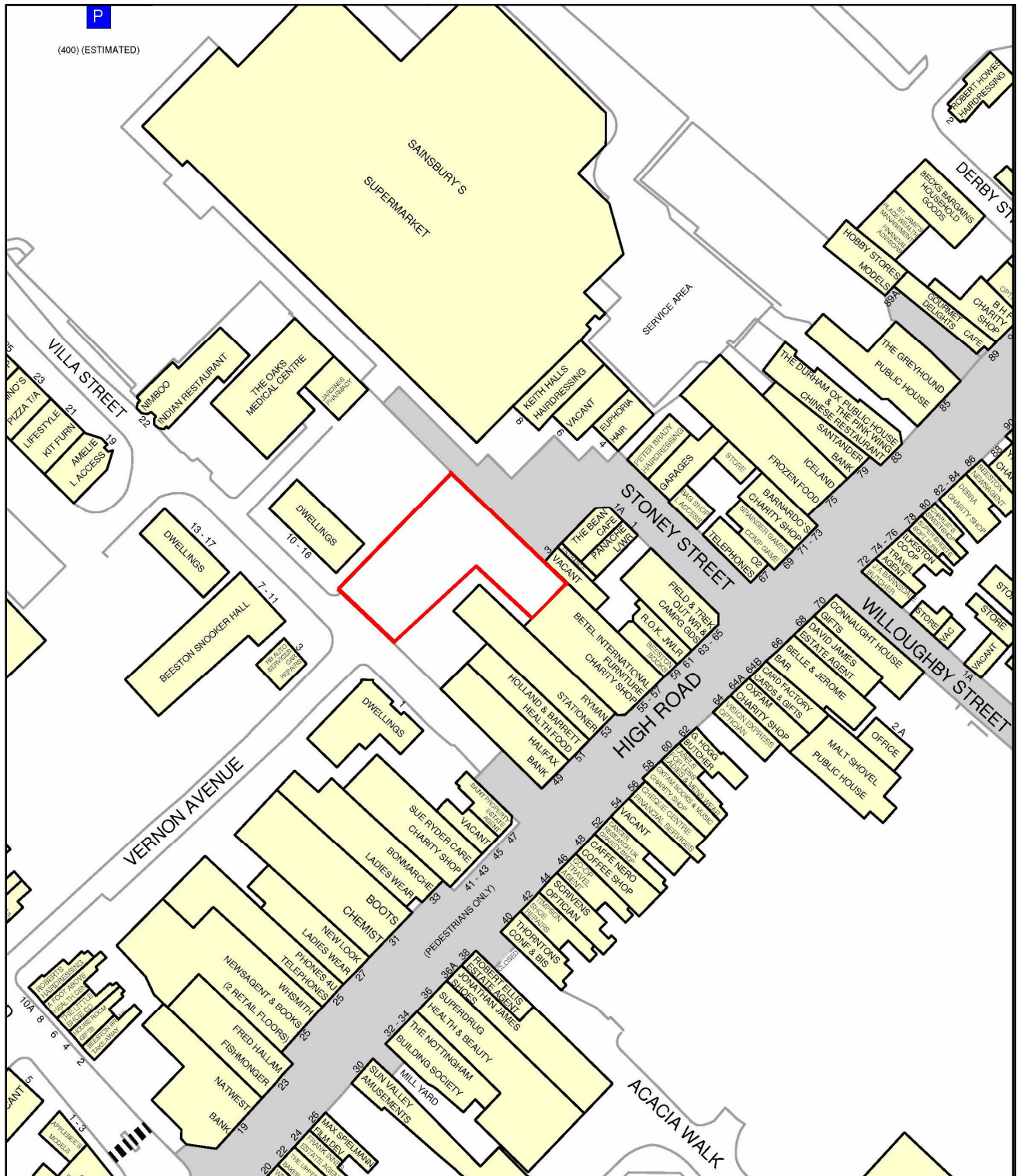
0151 227 1008

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