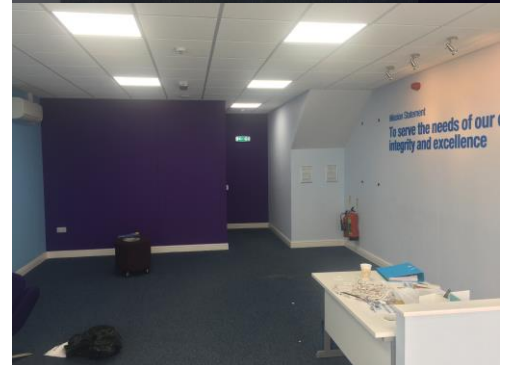


**72 High Street | Hucknall**  
Nottinghamshire | NG15 7AX

## **A1/A2 Retail Unit - To Let**

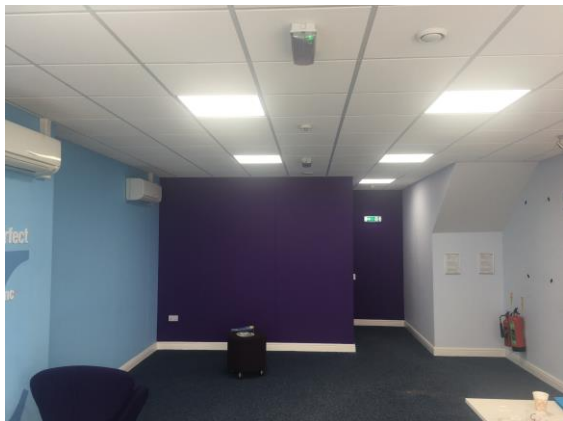
**1,326.12 FT<sup>2</sup> (123.2M<sup>2</sup>)**



- Prime Position in Main Shopping Area
- Ground Floor Retails Space
- First Floor Storage/Office
- Frist Floor Kitchen
- First Floor WC
- Ground Floor Air Conditioning

**CPA**  
[www.cpa-a.co.uk](http://www.cpa-a.co.uk)  
**0115 697 8888**

Castledine House  
5-9 Heanor Road  
Ilkeston  
Derbyshire  
DE7 8DY



## Location

Hucknall is a market town on the edge of the Nottingham conurbation, to the north-west of the city and to the east of the M1 motorway between Junctions 26 and 27.

The Town is well served with public transport, having a terminus for the Nottingham Tram and a station on the Robin Hood Railway Line, this runs north from Nottingham Station to Mansfield and Worksop.

The Town had a long association with Coal Mining, but that has been consigned to history. Now the town is a thriving residential district with cultural links to Lord Byron and Eric Coates (of Dambusters March fame).

## Description

This retail property is in a prime position on the High Street, the main pedestrianised shopping area in the center of Hucknall.

## Accommodation

Ground Floor - 1,031.19ft<sup>2</sup> 95.8m<sup>2</sup>

First Floor - 294.93ft<sup>2</sup> 27.4m<sup>2</sup>

Total - 1,326.12ft<sup>2</sup> 123.2m<sup>2</sup>

The above floor areas are measured on an approximate gross internal basis.

## Terms

A full repairing and insuring lease. Term to be agreed.

## Price

£15,000 per annum exclusive.

## VAT

VAT is applicable.

## Business Rates

The rateable value of this property is the sum of all the rates given to its different parts, rounded down to **£15,000**.

## Legal Costs

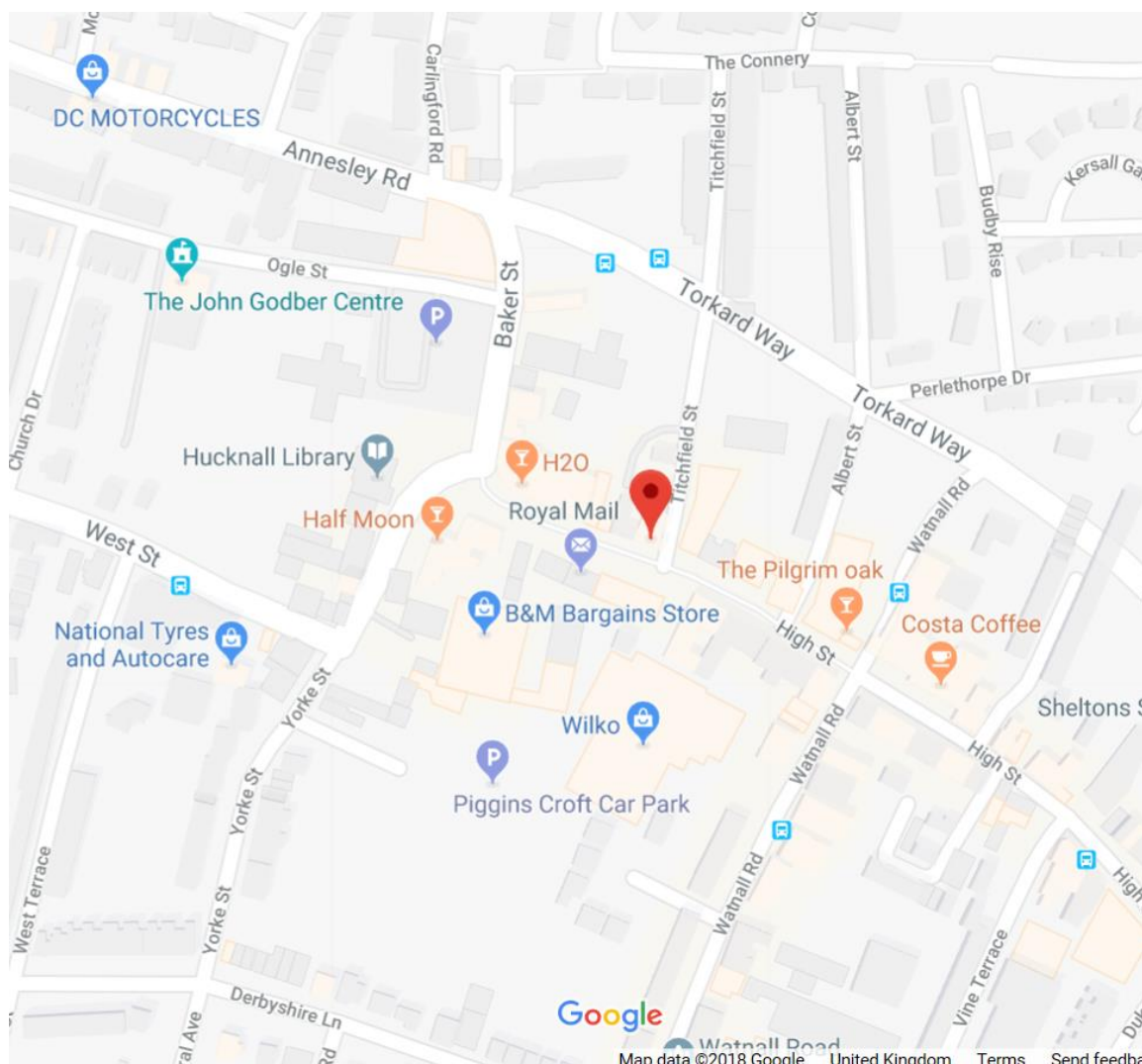
Each party is responsible for their own legal costs.

## EPC

The EPC is not currently available.

## Viewings

Strictly by appointment only.



For further information or to arrange to view please contact:

Daniel Hawkins

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