

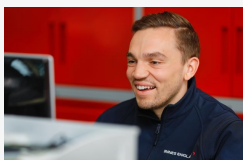


**Ground & First Floor, 252 Queens Road, Beeston, Nottingham,
Nottinghamshire NG9 2BD**

Use Class E & Residential

- ▶ **1,455 sq ft (135.14 sqm)**
- ▶ **Prominently positioned retail unit with 1st floor 2 bed apartment**
- ▶ **Located within the popular Beeston area, only 3 minutes from the high street**
- ▶ **On street car parking immediately outside**

For enquiries and viewings please contact:



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Location

The property benefits from visibility from ample passing traffic being located on the main road leading through Beeston. The property boasts strong transport links, with a bus stop both less than 100 yards away allowing for good access into and out of Nottingham. By car the property also benefits from links for the A52, which provides access to both Nottingham and Derby as well as the M1. Beeston also has train station, which is under a 0.5 miles away, and tram links which are also within 0.5 miles and lead to Nottingham City Centre and the wider conurbations. Nearby occupiers include Greggs, Co-Op, Home Bargains, KFC and Mecca Bingo.

Description

The property comprises of two ground floor areas, both elements can be accessed separately. Within the ground floor there is also a WC, kitchenette and rear store/washroom. The internal specification includes LED lighting, double glazing and laminate flooring. The 1st floor has previously been occupied as a residential flat and benefits from a kitchen, lounge, bathroom, office and 2 large bedrooms. Externally, with the removal of the fence panel, there is possibly of utilising an area for off street parking for 1 vehicle. There is also on street parking.

Accommodation

	Sq M	Sq Ft
Ground Floor	67.8	730
First Floor	67.3	724
Total	135.2	1,455

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement 2nd Edition. All parties are advised to carry out their own measurements.

Planning

We understand the ground floor has previously been utilised for the following uses: -

Class E (Commercial, Business and Services use), making the premises suitable for uses such as offices, shop, cafe, restaurant, clinics, health centre, day nurseries and industrial processes which can be carried out in a residential area without detriment to its amenity.

The 1st floor has previously been utilised as a residential flat under Use Class C3 (dwelling & houses).

The property may be suitable for alternative uses subject to the requisite consents.

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Tenure

The premises are available by way of a new FRI lease for a term of years to be agreed.

Business Rates

From the Valuation Office Agency (VOA) website we understand the property has the following rating assessments for the Ground Floor:

1. Rateable Value - £3,500 pa
Indicative Rates Payable 2026/2027: £1512 pa

2. Rateable Value - £4,100 pa
Indicative Rates Payable 2026/2027: £2,203 pa

Some parties may benefit from small business rates relief meaning they are exempt from paying business rates all together, however all parties are advised to make their own enquiries of the VOA.

The 1st floor flat is noted as being within council tax band A.

Rent

£24,000 pa for the whole

VAT

VAT is not applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Viewings

Viewings are by appointment with sole agents Innes England

A director at Innes England has a financial interest in this property.

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