

Retail Showroom Unit for Sublease

📍 5 Papplewick Lane, Hucknall Business Centre, Nottingham NG15 7TN

PROPERTY OVERVIEW

A well-presented ground floor showroom unit currently fitted out as a bridal boutique.

Located in the heart of Hucknall at the popular Papplewick Lane Business Centre, the unit is ideal for retail, showroom, creative studio, or boutique event use.

KEY DETAILS

- **Size:** 1,330 sq ft
- **Monthly Rent:** £1200 (excluding shared costs, see below)
- **Availability:** From 1 November 2025
- **Lease Term:** Sublease until 31st July 2029
- **Shared Costs:** Boiler servicing, building insurance, and all utilities shared equally with the tenant
- **Legal Costs:** The incoming tenant will be responsible for all legal costs associated with the grant of the sublease, including any fees we incur with our head landlord's approval process.
- **Maintenance:** The sublease will be granted on a self-repairing basis. The tenant will be responsible for all internal maintenance and upkeep during their occupancy.

FEATURES

- Open-plan retail area with shop frontage
- Boutique-style lighting and fitting rooms
- Storage space
- Private WC facilities
- On-site parking
- Excellent local transport links

ESTIMATED OUTGOINGS (2024 FIGURES)

- Electricity: £1,470.61 per year (approx. £122.55 per month)
- Water: Approx. £125 per quarter (shared equally with the other tenant in the building)
- Building Insurance: £1,519.68 per year (shared equally — approx. £759.84 annually)

PAPPLEWICK DIY AND HARDWARE LTD

Disclaimer: All figures provided (including rent, utilities, insurance, and other associated costs) are **approximate and for guidance only**. They are based on current or recent costs and may vary depending on future usage, supplier changes, landlord requirements, or shifts in the market.

For more information or to arrange a viewing, please contact:

Arwa H

papplewickdiy@gmail.com

01159632353

Sublease offered by Papplewick DIY and Hardware Ltd

