

Unit 1 Tesco Extra | Jubilee Way South | Mansfield | NG18 3RT

Highly prominent retail unit adjacent to Tesco Extra

Ground Floor
837.14m² (9,011ft²)

- Adjacent to established superstore
- Full mezzanine storage with goods lift
- Ample free parking
- Nearby retailers include Indigo Sun, Barnardos and Oak Tree Lane Health Centre and Leisure Centre
- Rent £90,000 per annum



TO LET



Location



Gallery



Contact



Location

The property occupies a prominent position on the Tesco Extra development off Jubilee Way in Mansfield.

The Property

The property comprises ground floor sales, ground floor storage and full mezzanine storage with lift in between and rear loading from the service yard. The property was formerly occupied by Argos.

Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor Sales	309.19	3,328
Ground Floor Storage	367.72	3,958
Ground Floor Ancillary	160.25	1,725
Mezzanine	884.65	9,522
Total	1,721.75	18,533





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Lease Terms

The property is available to let by way of a new lease for a term of years to be agreed.

Rent

The property is available at a rent of:-

£90,000 per annum

Planning

It is understood the property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value (RV): £90,500

UBR Multiplier: 54.6p

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.



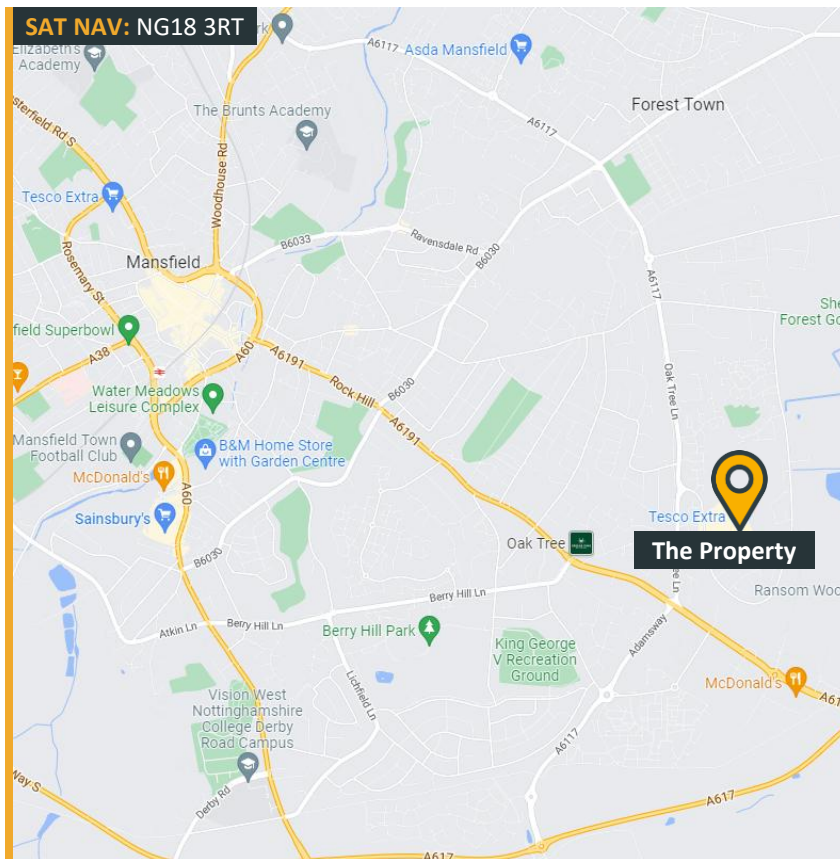
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VAT

VAT is applicable at the prevailing rate.

EPC

A copy of the EPC is available on request.

Legal Costs

Each party are to bear their own legal costs incurred.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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08/02/2023

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.