

Retail unit in busy neighbourhood shopping scheme

Ground floor sales
59.2m² (637.23ft²)

- Undergoing of comprehensive refurbishment
- Situated in shopping precinct serving wide local area
- Suitable for a variety of uses (STP)
- Other tenants in the parade include Sainsbury's, Greggs, Minster Vets & Calverton library
- Benefits from free customer parking
- Small business rates relief (if applicable)



TO LET



Location



Gallery



Contact

Location

Calverton lies approximately 8.6 miles north east of central Nottingham and approximately 10.6 miles south east of Mansfield town centre. Calverton has a resident population in excess of 7,000 inhabitants and an expanding 3,000 households.

St Wilfrid's Square is the principal shopping precinct serving Calverton and the surrounding area. Other operators in the vicinity include Sainsburys Convenience Store, Greggs, Boots, Minster Vets, Children's Society, alongside others. Also situated within St Wilfrid's Square is Calverton doctor's surgery, a health clinic and the local library.

The scheme is in the heart of the locality generating good footfall throughout the week. There are two car parks either side of the precinct which provide a good level of customer parking.



The Property

The property is currently undergoing comprehensive refurbishment with the ground floor being finished to a white box specification and a new shop front to be installed.

The property is arranged over ground and first floors and was previously used as a nail salon and would also be suitable for alternative uses subject to planning.





Accommodation

The property provides the following approximate area:

Floor	m ²	ft ²
Ground Floor Sales	59.2	637.23
First Floor	47.5	511.29
Total	106.7	1,148.52

Lease Terms & Rent

The property is available to let by way of an effective full repairing and insuring lease for a term of years to be agreed. The property is available at a quoting rent of:

£16,000 per annum exclusive

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. This information is for guidance only and all parties should check themselves with the local planning authority.

VAT

VAT is applicable at the prevailing rate.

Service Charge

The property is part of a service charge scheme for maintenance of the communal areas, further details are available on request.



Business Rates

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

Shop & Premises

Rateable Value (2023): £12,000

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until from 01/04/2023 to 31/03/2024 (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.

EPC

A copy of the EPC is available on request.

Further Information

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

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