

## Large retail/leisure premises in popular Nottingham suburb

### Ground Floor 532.10m<sup>2</sup> (5,728ft<sup>2</sup>)

- Prominent retail/leisure opportunity
- Popular and well-shopped Nottingham suburb
- Main road frontage with c. 15,000 daily traffic flow
- Rear loading yard
- Vibrant mix of retail and leisure in the vicinity including Co-op, The Gym, Pudding Pantry and Rakki Rakkas
- Quoting Rent: £65,000 per annum exclusive



**TO LET**



Location



Gallery



Contact



## Location

The Nottingham suburb of Sherwood lies approximately 3 miles north of Nottingham City Centre and the primary retail offer is concentrated around the A60 Mansfield Road which benefits from a daily traffic flow of circa 15,000 vehicles.

Sherwood has evolved into an eclectic hub of exciting retail and leisure businesses well used by the local population. The subject property is located within the main retail pitch and other operators within the vicinity include Co-op, Birds Bakery, Holland & Barrett, Pudding Pantry and Rakki Rakkas.

## Accommodation

The property provides the following approximate areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	356.10	3,833
Ground Floor Stores	114.70	1,235
Ground Floor Offices	61.30	659
First Floor	72.22	777
Second Floor	30.67	330
<b>Total</b>	<b>634.89</b>	<b>6,834</b>





## Lease Terms

The property is available by way of a new full repairing and insuring lease from 23<sup>rd</sup> July 2024.

## Rent

The property is available at a quoting rent of:-

**£65,000 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, clinic, health centre and gym.

## EPC

A copy of the EPC is available on request.

## Business Rates

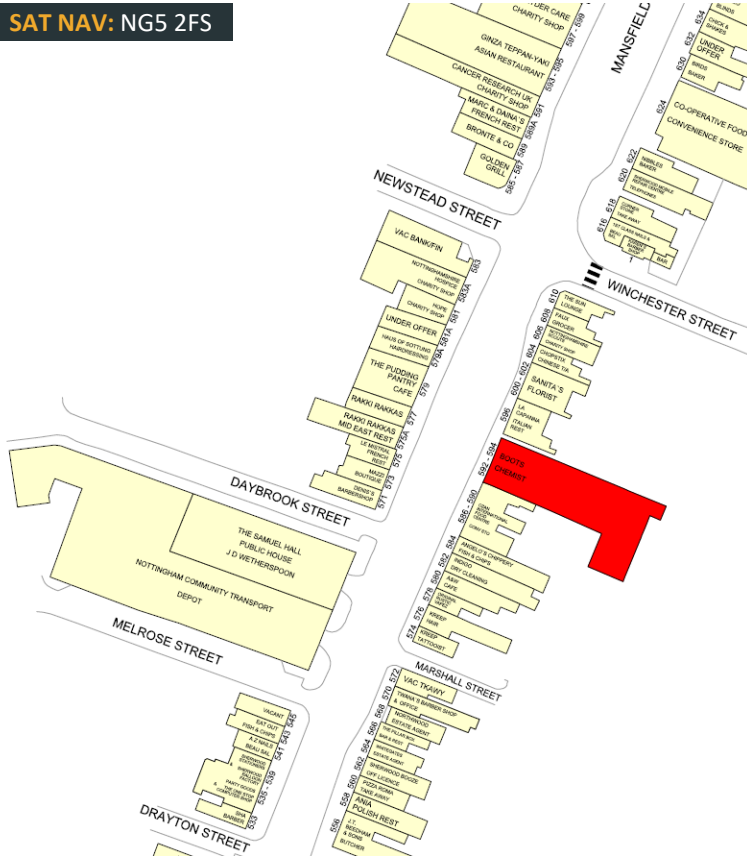
We understand from the Valuation Office Agency that the property is assessed as follows:

Shop & Premises

Rateable Value (2023):           £35,500

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 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 relevant local billing authority.

**SAT NAV: NG5 2FS**



## VAT

VAT is applicable at the prevailing rate.

## 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:-

**Oliver Marshall**  
07887 787 885  
oliver@fhp.co.uk

**Ellis Cullen**  
07450 972 111  
ellis.cullen@fhp.co.uk



**Fisher Hargreaves Proctor Ltd.**  
10 Oxford Street  
Nottingham, NG1 5BG

**fhp.co.uk**

07/03/2024

Please click here to read our "Property Misdescriptions Act". E&OE.