

Retail unit in busy neighbourhood shopping scheme

Ground floor sales 76.18m² (820ft²)

- Prominent return frontage retail unit
- Situated in shopping precinct serving wide local area
- Suitable for a variety of uses (STP)
- Other tenants in the parade include Sainsbury's, Boots, Greggs, Minster Vets & Calverton library
- Free customer parking
- Quoting Rent £16,500 per annum exclusive



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 free customer parking.



The Property

The property comprises a ground floor retail premises which was last used as a charity retail shop. The ground floor provides open plan retail accommodation along with WC and kitchenette to the rear.

EPC

The property has an EPC with a score of 73 – C. A copy is available on request.





Accommodation

The property provides the following approximate area:

Floor	m ²	ft ²
Ground Floor Sales	76.18	820

Lease Terms

The property is available to let by way of a new effective full repairing and insuring lease for a term of years to be agreed.

Lease Terms

The property is available at a quoting rent of:

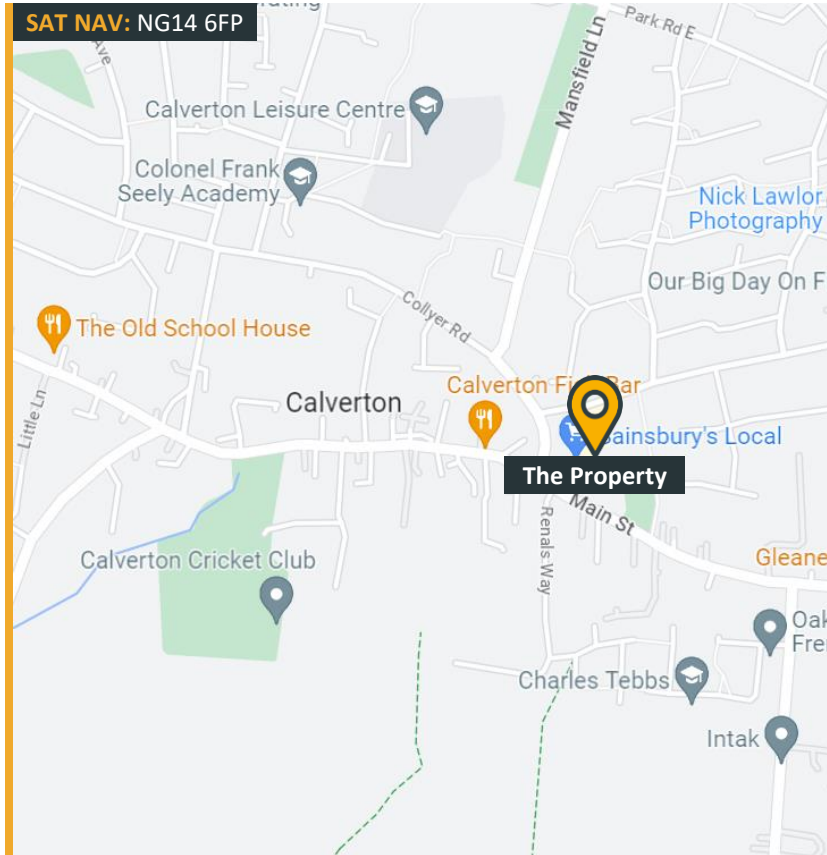
£16,500 per annum exclusive

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.

Service Charge

There is a service charge payable towards communal maintenance of the scheme, the current estimated annual service charge for this unit is £1,936.84.



VAT

VAT is applicable at the prevailing rate.

Business Rates

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

Shop & Premises

Rateable Value (2023): £13,000

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2025 (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.

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



0115 950 7577

Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

11/03/2024