

## Prominent roadside trade counter with additional warehousing and office space

**572.6m<sup>2</sup>**  
(6,163ft<sup>2</sup>)

- Excellent trade counter position fronting onto Southwell Road West
- Clear span warehouse space with good quality internal offices
- Surrounding occupiers include Costa, Greggs, McDonalds, Aldi and more
- Excellent road links including access to A60, A38, M1 and A1



**TO LET**



Location



Gallery



Contact

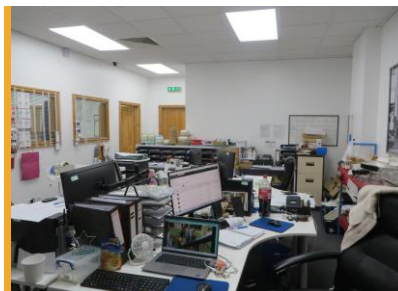
## Location

The property is located prominently on the corner of Anglia Way fronting onto Southwell Road West (A6191). The property benefits from excellent arterial road links including the A617, A60, A1 and A38. The M1 motorway is just 9 miles to the west and the A1 is 16 miles to the east. Mansfield City Centre can be accessed within a 10 minute drive and Nottingham City Centre inside a half an hour drive time.

## Description

The property benefits from a front trade counter with car parking and yard space. Internally, the property benefits from a good quality internal office layout as well as a clear span warehouse. The property benefits from the following specification and features:

- LED lighting
- Prominent trade counter position
- Kitchen point
- Good quality WC provisions
- 4.7 metre eaves height
- 1 level loading roller shutter door
- 4 marked car parking spaces
- Intruder alarm





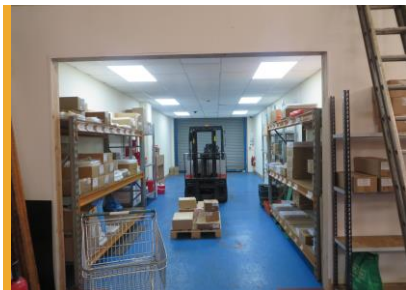
Location



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## Accommodation

From measurements taken on site, we believe the approximate Gross Internal Area (GIA) extends to:

**572.6m<sup>2</sup> (6,163ft<sup>2</sup>)**

(This information is given for guidance purposes only.)

## Business Rates

From investigations on the Valuation Office Agency (VOA) website, we understand the following:

**Rateable Value: £21,250 per annum**

**Rates Payable: £10,603 per annum**

(This information is given for guidance purposes only and interested parties are advised to make their own enquiries to the Local Authority/VOA.)

## EPC

The property has an EPC rating of C/71.









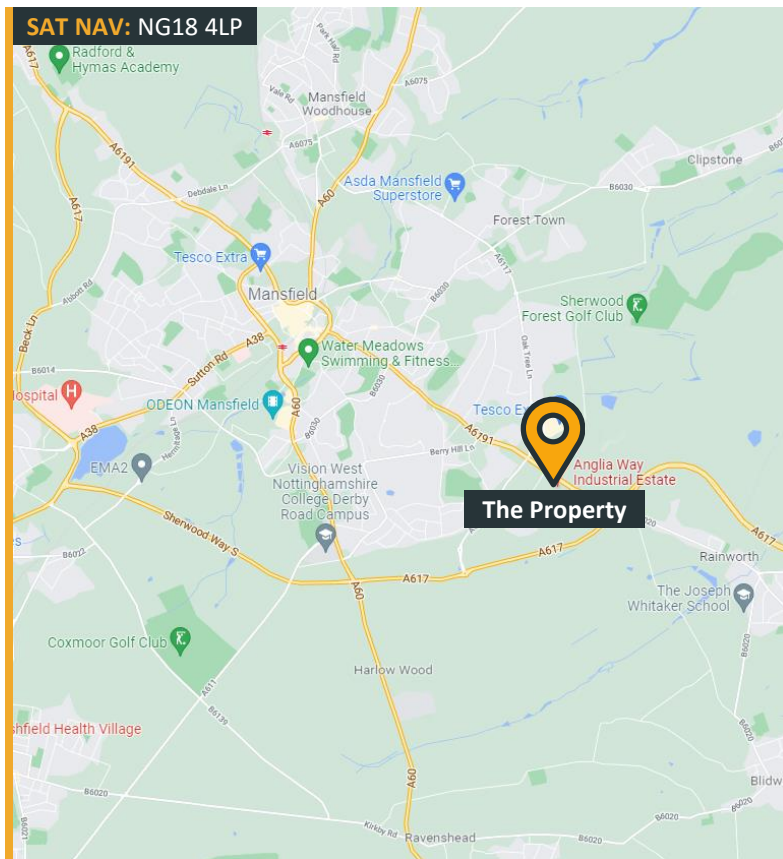
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## Lease Terms and Rental

The property is available on a new lease for a term of 10 years with a 5 year review and a 5 year tenant's break, at a rent of:

**£42,000 per annum**  
**(Forty-two thousand pounds)**

## VAT

It is understood that VAT is applicable to the rent due.

## Further Information

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

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