

## Prominent retail unit in prime town centre location

### Ground Floor Sales

92.71m<sup>2</sup> (998ft<sup>2</sup>)

- In close proximity to Four Seasons Shopping Centre
- Suitable for a variety of uses (subject to planning)
- Operators in the vicinity include M&S, Primark, Heron Foods and the newly opened Starbucks
- Quoting rent - £25,000 per annum



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## Location

Mansfield is an established market town in north Nottinghamshire, situated approximately 15 miles north of Nottingham and 24 miles south of Sheffield. Mansfield benefits from a population of approximately 111,000 (2021 Census).

The property is situated on Westgate, the prime pedestrianised retail pitch in the town centre alongside being a short distance from the market square which hosts the towns open market. Nearby occupiers include M&S, WH Smith, New Look and Costa Coffee.

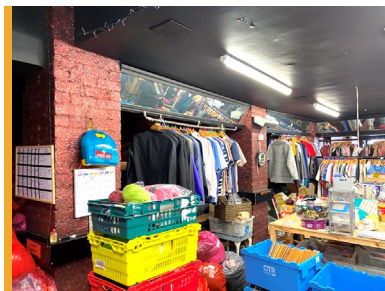
## The Property

This property is a three storey mid terraced retail unit of brick construction with a pitched tiled roof. The ground floor benefits from a fully glazed frontage with recessed entrance and a relatively open plan sales area fitted with a suspended ceiling with recessed LED lighting. The stairs at the rear lead to a half landing which contains a small kitchenette of further staff welfare facilities.

The upper floors have further staff welfare facilities alongside substantial storage space.

## EPC

The property has an EPC rating of 113 falling within Band E.







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## Accommodation

The premises provide the following accommodation:

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	92.71	998
ITZA	54.63	588
First Floor Ancillary	108.23	1,166
Second Floor Ancillary	70.35	757
<b>Total</b>	<b>271.29</b>	<b>2,343</b>

(These measurements are given for information purposes only).

## Planning

The property is categorised as **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.

## Lease Terms & Rent

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed. The property is available at a rent of:

**£25,000 per annum**

## VAT

VAT is applicable at the prevailing rate.



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**SAT NAV: NG18 1RS**



## Business Rates

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

Shop & Premises

Rateable Value (2023): £21,500

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

## Legal Costs

Each party is to bear their own legal costs.

## Further Information

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

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