

Unit 1 Madeline Court | Mansfield | Nottinghamshire | NG18 4XW

## Hair salon premises in busy neighbourhood location

92m<sup>2</sup>  
(990ft<sup>2</sup>)

- Located within a popular neighbourhood scheme consisting of five retail units
- Fully fitted hair salon premises ready for immediate occupation
- 25+ on site car parking spaces
- Anchored by **One Stop convenience store**
- Quoting rent - £17,500 per annum exclusive



**TO LET**



Location



Gallery



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## Location

Mansfield is located approximately 15 miles north of Nottingham and is the largest principal town in North Nottinghamshire with a population in the region of 100,000.

Madeline Court is 1 mile south-east of Mansfield Town Centre is located off the main Berry Hill Lane, Mansfield's premier residential suburb. Madeline Court sits at the entrance to Quarry Bank, a modern housing estate comprising of over 900 homes and is the only retail provision within the estate.

The neighbourhood scheme is anchored by One Stop Convenience Store and also includes the recently opened Cello Lounge.



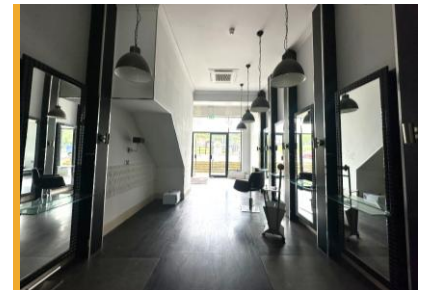
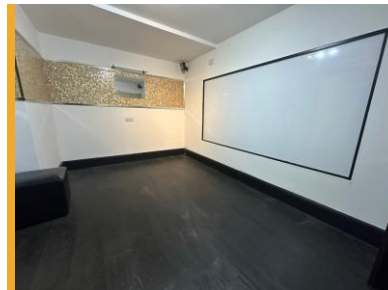
## Accommodation

The premises provide the following accommodation:

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	92	990

## EPC

The property has an EPC rating of 47 falling within Band B.





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## Lease Terms

The property is available on an effective full repairing and insuring basis for a term of years to be agreed.

## Rent

The property is available at a quoting rent of:

**£17,500 per annum exclusive**

## Planning

We understand the property benefits from planning consent for **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant and office use. This information is for guidance only and all parties should check themselves with the local planning authority.

## Service Charge

A service charge is levied for the upkeep and maintenance of the common areas. The current service charge is £2,874 plus VAT.

## Insurance

The current budlings insurance attributable to this unit is £350 plus VAT.

## VAT

VAT is applicable at the prevailing rate.









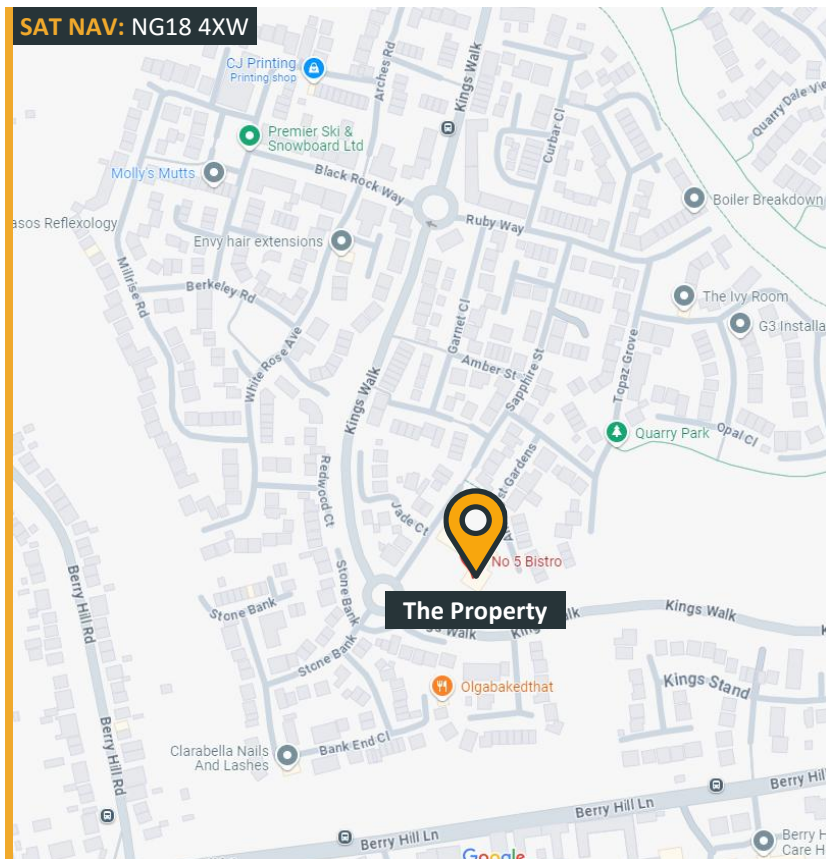
Location



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**SAT NAV: NG18 4XW**

## Business Rates

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

Rateable Value (RV): £16,800

UBR Multiplier: 49.9p

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (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:-

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08/05/2025