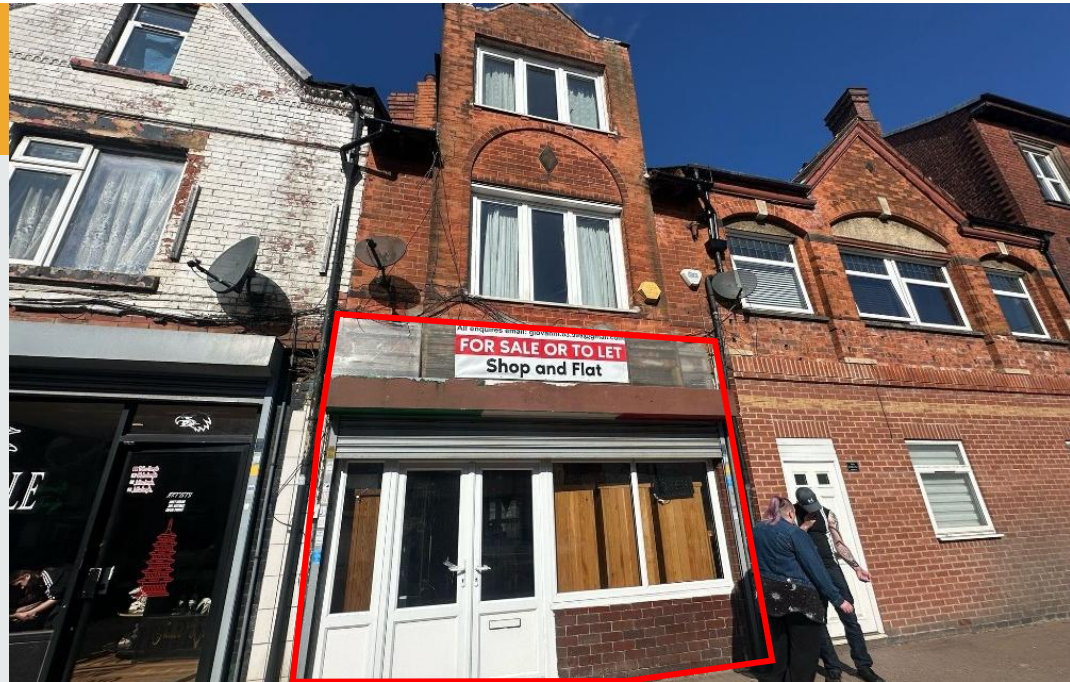


127 Outram Street | Sutton in Ashfield | Nottinghamshire | NG17 4BG

Retail unit on popular shopping parade in Sutton in Ashfield

Ground Floor Sales 52.06m² (560ft²)

- Busy and popular neighbourhood shopping parade
- Ready made facility equipped and ready for immediate occupation
- Nearby occupiers include Amigos, Roots Hairdressing and Beyond Hair and Beauty
- Small business rates relief for applicable businesses
- Quoting rent - £17,000 per annum



TO LET



Location



Gallery



Contact



Location

The subject property is located in the market town of Sutton in Ashfield approximately 17 miles north of Nottingham and 4 miles west of Mansfield. The town benefits from a primary catchment population of 96,000 persons (Census 2021).

The subject property is located on Outram Street, a busy and popular neighbourhood parade with nearby operators including Empire Cuts, Amigos Pizza and Golden Glow.

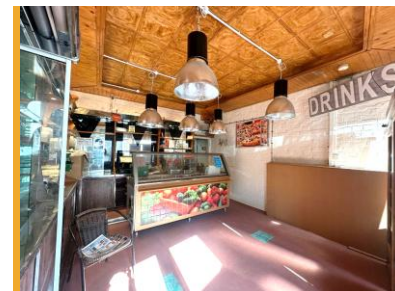
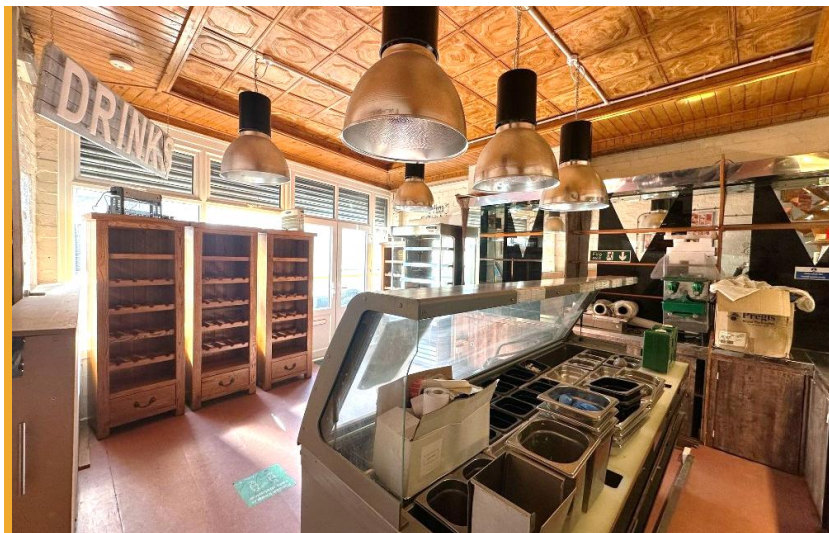
The Property

The retail shop is arranged over ground floor only with a small sales area leading into a fully fitted commercial kitchen and staff welfare facilities. There is access to the rear for loading and delivery and a small storage yard with parking for one space at the rear. There is a flat to the first floor.

Retail Accommodation

The retail accommodation has the approximate net internal area:

52.06m² (560ft²)





Location



Gallery



Contact



Lease Terms

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

Rent

The property is available at a rent of:

£17,000 per annum

It is currently £800 pcm for the shop and £600 pcm for the flat. They can be let separately.

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

Business Rates

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

Rateable Value (RV): £3,150

From 01 April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of 38.2p This information is for guidance only and all parties should check themselves with the local billing authority.



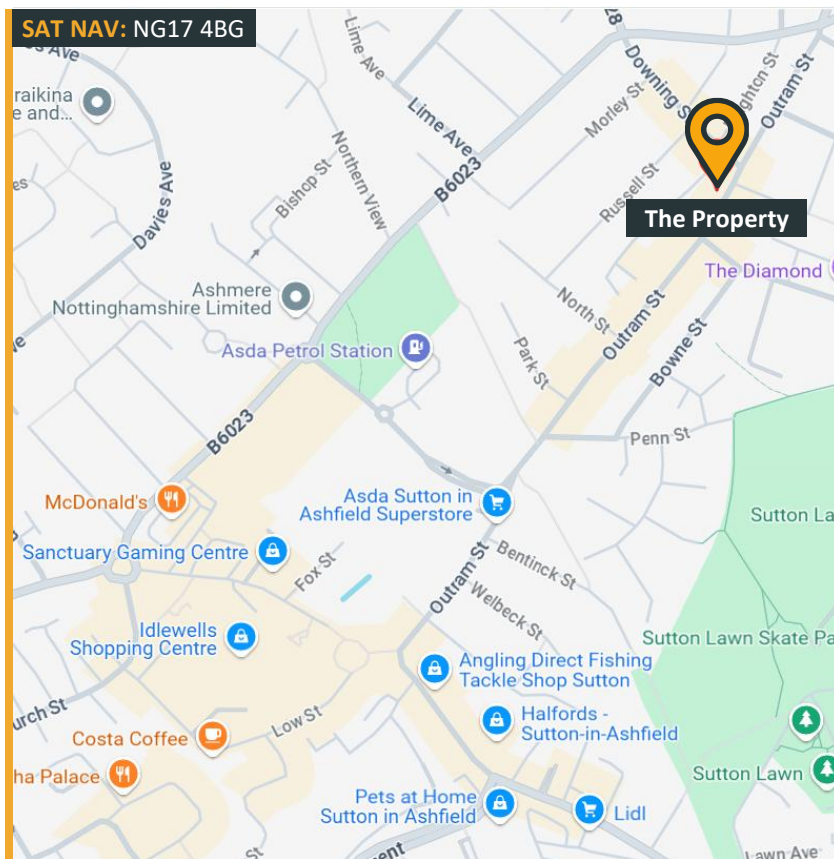
Location



Gallery



Contact



EPC

The EPC rating for the shop falls within Band B.

VAT

VAT is not applicable.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with this transaction.

Further Information

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

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Ellis Cullen

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**Fisher Hargreaves Proctor Ltd.**10 Oxford Street
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29/06/2026

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