

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

## Retail unit on popular shopping parade in Sutton in Ashfield x1 three-bedroom flat included

Ground Floor Sales  
52.06m<sup>2</sup> (560ft<sup>2</sup>)

- Busy and popular neighbourhood shopping parade
- Residential accommodation included (separately accessed)
- 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 - £20,000 per annum



TO LET



Location



Gallery



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## 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

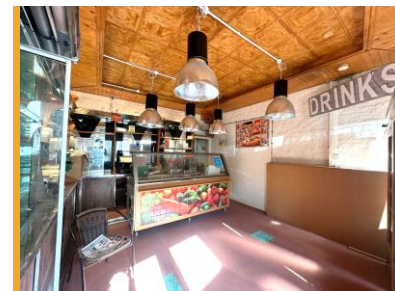
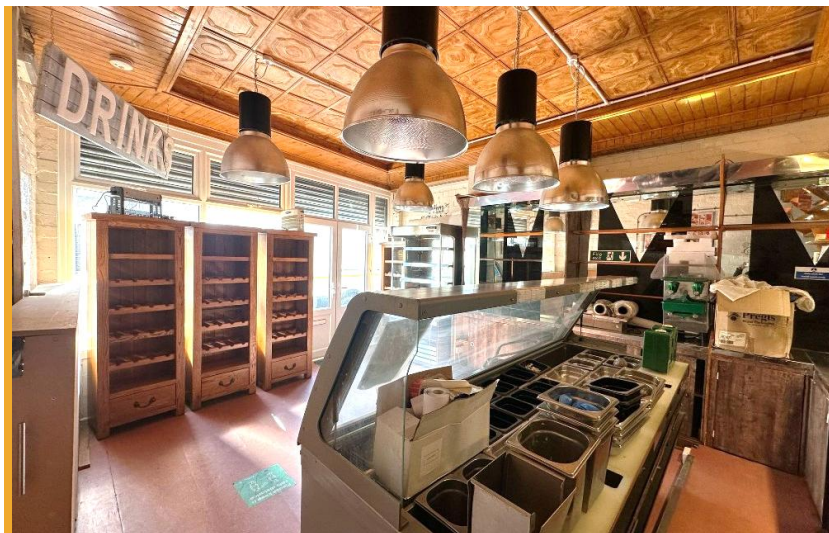
The retail shop is arranged over ground floor only with a small sales area leading into a commercial kitchen and staff welfare facilities. There is access to the rear for loading and delivery and a small storage yard with parking for one space at the rear.

There is a three-bedroom flat included with the property which is accessed from the rear comprising of three bedrooms, a well apportioned kitchen and bathroom.

## Retail Accommodation

The retail accommodation has the approximate net internal area:

**52.06m<sup>2</sup> (560ft<sup>2</sup>)**





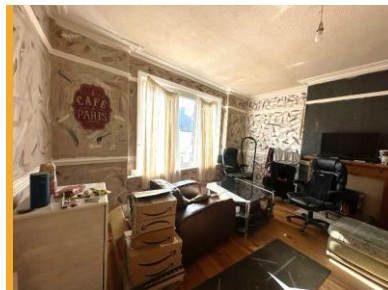
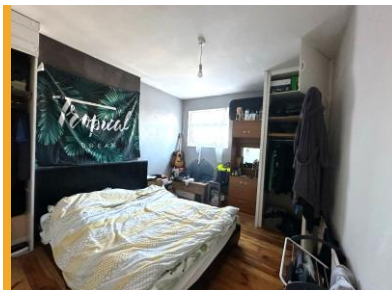
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## Lease Terms

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:

**£20,000 per annum**

## Planning

It is understood the ground floor commercial falls within **Use Class Sui Generis Hot Food Takeaway**. 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): £2,950

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.





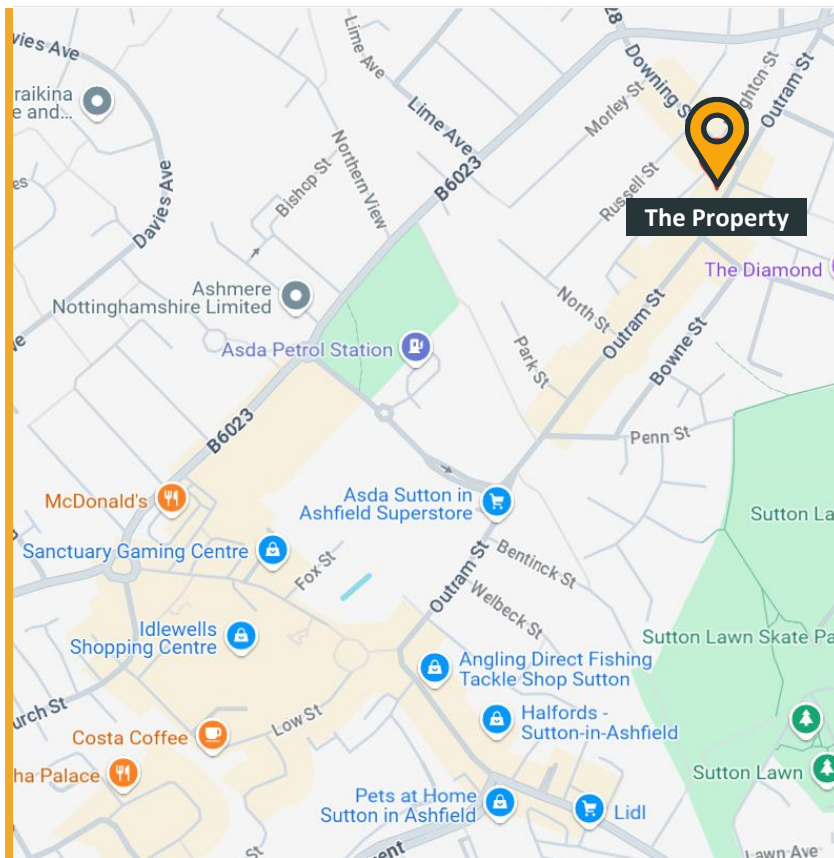
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## EPC

A copy of the EPC is available upon request.

## 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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15/05/2025

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