

536 Mansfield Road | Sherwood | Nottingham | NG5 2FR

## Prominent retail premises on busy retail parade in Sherwood

37m<sup>2</sup>  
(398ft<sup>2</sup>)

- Prominent retail unit situated on popular ring road
- Main road frontage with c. 15,000 daily traffic flow
- Ideally located on main arterial route to and from Nottingham City Centre
- Vibrant mix of tenants within the vicinity which include Robin Hood, Crafty Teller and The Sherwood
- Small business rates relief for applicable businesses
- Quoting Rent £11,500 per annum



**TO LET**



Location



Gallery



Contact





Location



Gallery



Contact

## Location

The Nottingham suburb of Sherwood lies approximately 3 miles north of Nottingham City Centre and the primary retail offer is concentrated around the A60 Mansfield Road which benefits from a daily traffic flow of circa 15,000 vehicles.

Sherwood has evolved into an eclectic hub of exciting retail and leisure businesses well used by the local population. The subject property is located at the bottom end of the main retail pitch and nearby operators in the vicinity include Robin Hood, Crafty Teller and Sainsbury's Local.

## The Property

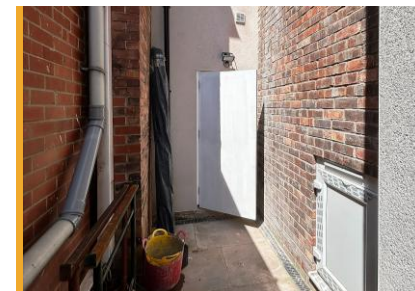
The property is a ground floor retail unit which has recently been refurbished to a white box specification. The accommodation comprises a ground floor sales area, with a WC and internal storage located at the rear.

Shared rear access provides a route to the fire exit.

## Accommodation

The property provides the following approximate areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground floor sales	37	398





Location



Gallery



Contact



## Lease Terms

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

## Rent

The property is available at a quoting rent of:-

**£11,500 per annum exclusive**

## 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, health centre and gym.

## EPC

A copy of the EPC is available on request.

## Business Rates

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

Rateable Value (RV): £6,200

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.





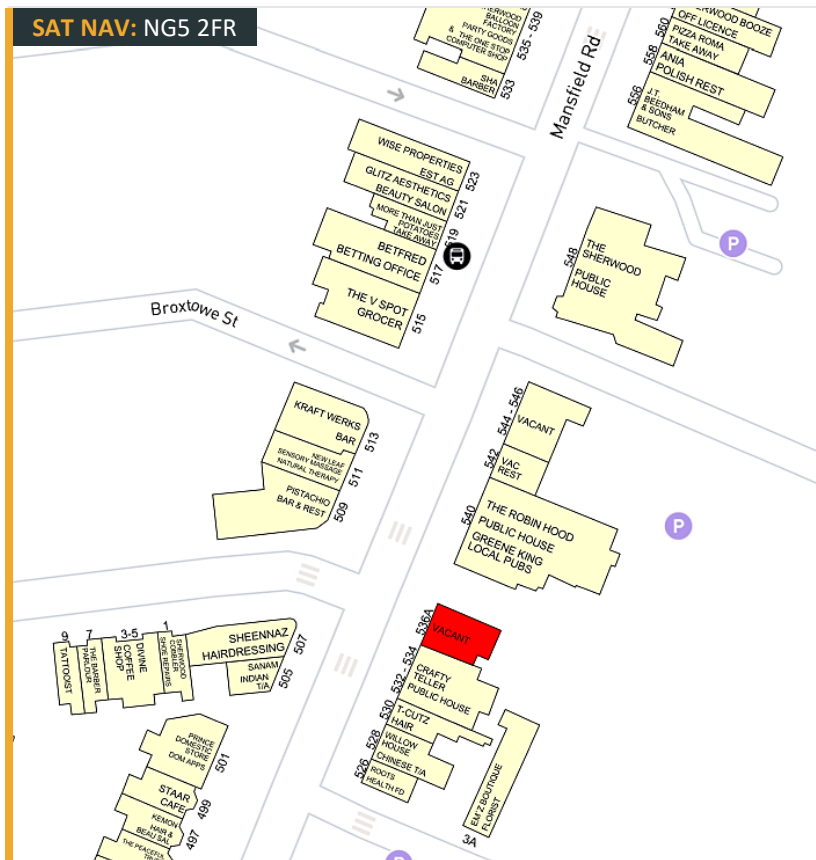
Location



Gallery



Contact



## VAT

VAT is not applicable.

## Legal Costs

Each party are to bear their own legal costs incurred.

## Further Information

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

**Dom Alston**

07890 568 077

dom.alston@fhp.co.uk

**Ellis Cullen**

07450 972 111

ellis.cullen@fhp.co.uk



**Fisher Hargreaves Proctor Ltd.**

10 Oxford Street  
Nottingham, NG1 5BG

**fhp.co.uk**

19/06/2025

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