

5-7 Low Street | Sutton in Ashfield | Nottinghamshire | NG17 1DH

Double fronted retail unit in Sutton in Ashfield

110.37m²
(1,188ft²)

- Situated on the pedestrianised zone
- Suitable for a variety of operators (STP)
- Nearby occupiers include YMCA, Cashino and Frank Carpets
- Benefit of towns nearby free car parking (two hours)
- Rent - £12,000 per annum



TO LET



Location



Gallery



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Location



Gallery



Contact

Location

Sutton-In-Ashfield is a market town in Nottinghamshire, with a population of 48,527 (census 2019), it is the largest town in the Ashfield District, 4 miles west of Mansfield and 12 miles north of Nottingham.

The subject premises is situated on Low Street, the pedestrianised section of Sutton in Ashfield's Town Centre, a short distance from the entrance into Idlewells Shopping Centre.

The property benefits from being in close proximity to the town's principal car park, Sutton Market, which provides two hours free car parking.

Nearby operators include YMCA, Cashino, Rendezuous and Franks Carpets.

The Property

The property is a ground floor retail premises with prominent double frontage and a large retail sales area suitable for a variety of uses (STP).

To the rear of the property there are staff welfare facilities including a kitchen and WC.





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Accommodation

The property provides the following approximate net internal area:

110.37m² (1,188ft²)

(These measurements are given for information purposes only).

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 rent of:

£12,000 per annum exclusive

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.

VAT

VAT is applicable at the prevailing rate.





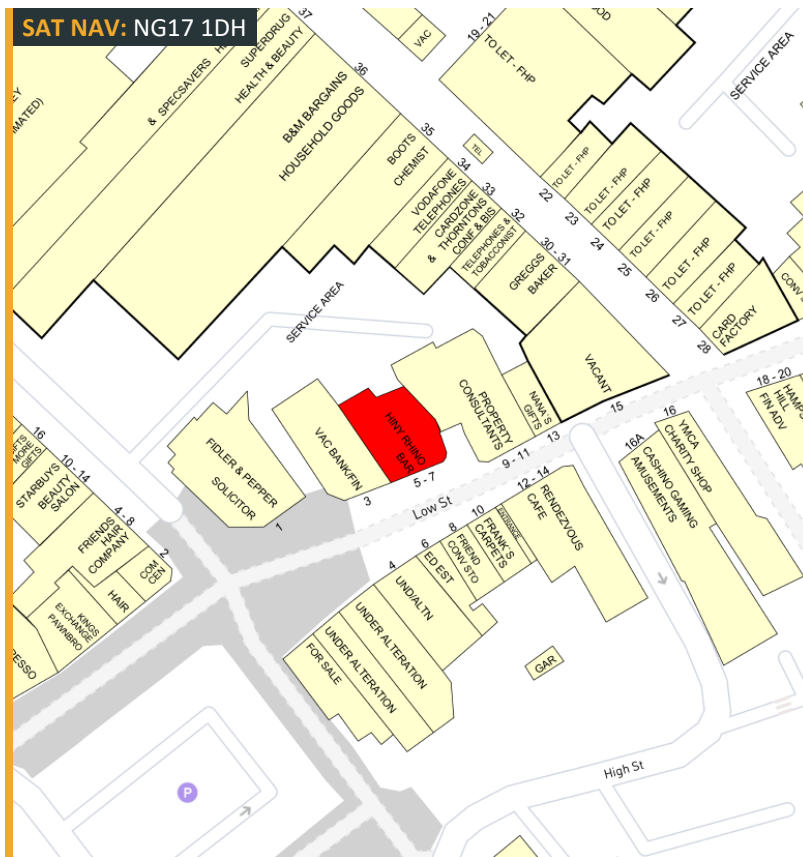
Location



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Business Rates

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

Rateable Value (RV): £17,250

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.

EPC

The property has an EPC rating of 56 falling in band C

Further Information

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

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