

603 Mansfield Road | Sherwood | Nottingham | NG5 2FW

Prominent retail premises on popular retail parade in Sherwood

69.03m²
(743ft²)

- Prominent retail premises in the heart of a busy shopping parade
- Well presented and ready for immediate occupation
- Ideally located on main arterial route to/from Nottingham city centre
- Full business rates relief for qualifying small businesses
- Nearby retailers include **Holland & Barrett**, **Co-op Funeral Care**, **The Bagel Project**, **Rikshaw Indian Kitchen**, **PDSA** and **Heron Foods**
- Passing rent: £18,500 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 14,000 vehicles.

Sherwood has evolved into an eclectic hub of exciting retail and leisure businesses well used by the local population.

The subject premises are located within the main retail pitch and other operators within the vicinity include **Holland & Barrett, Rikshaw Indian Kitchen, Co-op Funeral Care, The Bagel Project, PDSA and Heron Foods.**



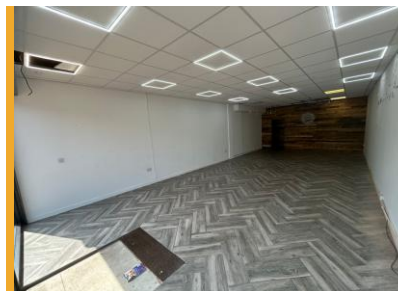
Accommodation

The property provides the following approximate areas:

Floor		
Shop Frontage	5.45m	17'10"
Ground Floor Sales	69.03m ²	743ft ²

EPC

The property has an EPC rating of B.





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Lease Terms

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

Rent

The property is available at a quoting rent of:

£18,500 per annum

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.

Business Rates

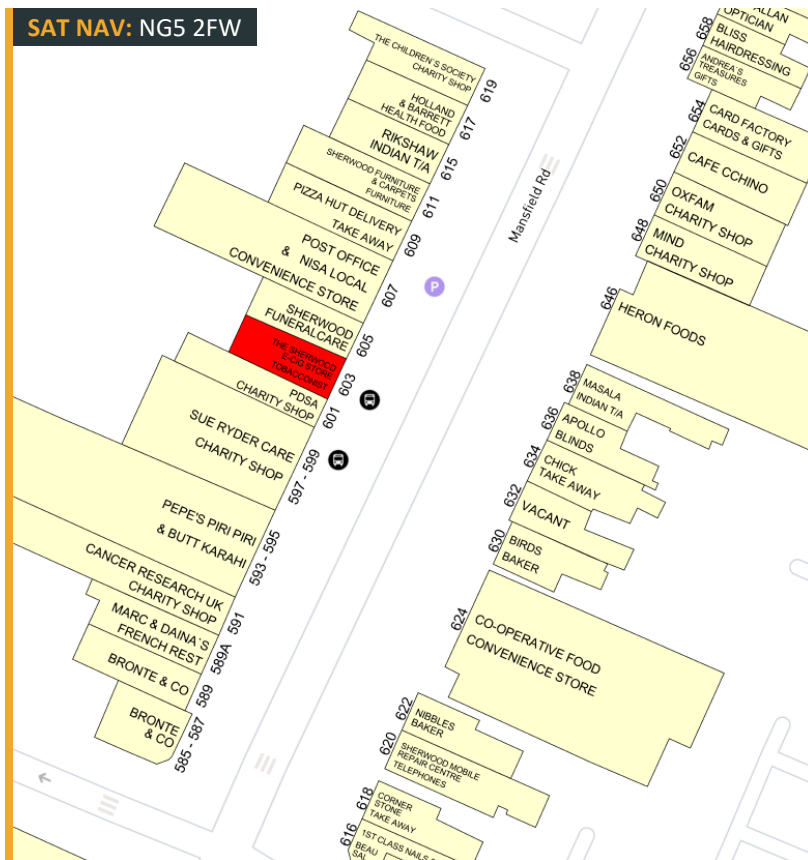
We understand from the Valuation Office Agency that the property is assessed as follows:

Rateable Value (RV): £12,000

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.

SAT NAV: NG5 2FW



VAT

VAT is applicable at the prevailing rate.

Service Charge

A service charge contribution is applicable to the wider maintenance of the parade/building. This is estimated at approximately £1,579.17 plus VAT for the current year.

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:-

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26/08/2025

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