

542-544 Mansfield Road | Sherwood | Nottingham | NG5 2FR

Prominent fully fitted barber shop to let on busy parade in Sherwood

77m²
(829ft²)

- Ideally located on main arterial route to and from Nottingham City Centre
- Finished to an excellent standard
- Main road frontage with circa 15,000 daily traffic flow
- Excellent mix of tenants within the vicinity to include The Snobby Butchers, Robin Hood and Kraft Werks
- Fully fitted barbershop, other uses welcome (subject to planning)
- Quoting rent - £22,500 per annum



TO LET



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 towards the bottom end of the main retail pitch and other operators in the vicinity include Betfred, The Snobby Butchers and Kraft Werks.

The Property

The property has been finished to an excellent standard by the former tenant and is a fully fitted barbershop ready for immediate occupation.

The property benefits from rear access for loading and delivery with 1 car parking space demised to the property.



Accommodation

The property provides the following approximate areas:

Floor	m ²	ft ²
Ground Floor Sales	64	689
Ground Floor Ancillary	13	140
Total	77	829





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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:

£22,500 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.

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

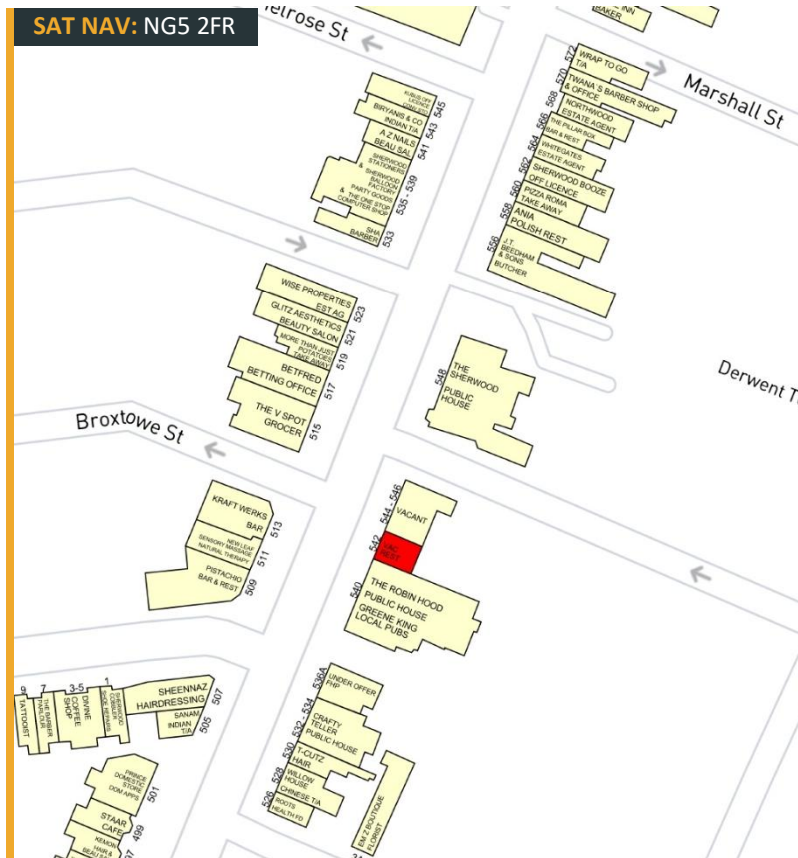
Business Rates

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

Shop & Premises

Rateable Value (2023): **£6,100**

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2024 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the relevant local billing authority.



Service Charge

There is a service charge levied for the upkeep and maintenance of the rear service area up to £75 pcm. This includes one car parking space and loading and delivery rights.

VAT

VAT is not applicable.

EPC

A copy of the EPC is available on request.

Further Information

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

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