

Centre

TEL 24/7  
0115 9656341  
www.minstervet.com

**TO LET**  
Unit 20

**809 sq.ft**  
(75.1 sq.m)  
**ALL ENQUIRIES**

**M Core**  
LCP UK

01384  
400123



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**M**

**UNIT 20**

///swims.spillage.bluntly

St Wilfrids Square, Calverton  
Nottinghamshire, NG14 6FP

Local Occupiers Include

**GREGGS**

**Sainsbury's**



Available Unit

| UNIT 20        | sq.ft   | sq.m |
|----------------|---------|------|
| TOTAL AREA     | 809     | 75.2 |
| RENT           | £20,000 |      |
| RATEABLE VALUE | £13,000 |      |
| SERVICE CHARGE | £2,753  |      |
| EPC            | C:51    |      |

DESCRIPTION

St Wilfrid's Square is the principal shopping precinct serving Calverton and the surrounding area. Other operators in the vicinity include Sainsburys Convenience Store, Greggs, Boots, Minster Vets, Children's Society, alongside others. Also situated within St Wilfrid's Square is Calverton doctor's surgery, a health clinic and the local library.

The scheme is in the heart of the locality generating good footfall throughout the week. There are two car parks either side of the precinct which provide a good level of free customer parking (60+ spaces).

SERVICE CHARGE & INSURANCE

A service charge is payable – details available on request. The landlord insures the premises and recovers the premium from the tenants.

PLANNING

We believe the available units have planning for uses within Use Class E. It is the responsibility of all incoming tenants to ensure that the property has planning permission for their intended use.

ENERGY PERFORMANCE

Further information available upon request.

LEGAL COSTS

Each party is responsible for their own legal costs.

VAT

All rents and other figures or costs quoted are exclusive of VAT which will be payable at the prevailing rate on all sums due to the landlord.



28,206 sq.ft

Total development



16

Retail units on site



60+

Free Parking Spaces



View on Google Maps

## LOCATION

Calverton lies approximately 8.6 miles north east of central Nottingham and approximately 10.6 miles south east of Mansfield town centre.

Calverton has a resident population in excess of 7,000 inhabitants and an expanding 3,000 households.

## SERVICES



Bicycle Parking



EV Chargers



Parcel Delivery Lockers



Free Onsite Parking



mcoreproperty.com



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