

83 Mansfield Road | Nottingham | NG1 3FN

Prominent Retail Unit with Self-Contained 2-Bedroom Flat on a Key Nottingham Arterial Route

Ground Floor
32.01m² (345ft²)

- Prominent roadside frontage onto Mansfield Road which has daily traffic flow of 25,000
- Ground floor retail unit with a two-bedroom flat
- Nearby operators include Richer Sounds Nottingham, Cave Escape Nottingham and Dice Cup Café
- Small business rates relief for applicable businesses
- Quoting rent – £20,000 per annum



TO LET



Location



Gallery



Contact



Location

The subject property is located on Mansfield Road (A60), on the edge of Nottingham City Centre, within an established commercial area. The property is within walking distance of the Victoria Shopping Centre and a short walk from Nottingham Trent University.

Nearby operators include Richer Sounds Nottingham, Cave Escape Nottingham and Dice Cup Café.

The Property

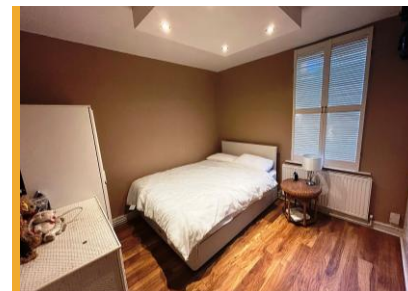
The subject property comprises a ground floor retail unit currently fitted out as a barbershop. Towards the rear is access to the two-bedroom flat.

Accommodation

The property provides the following approximate areas:

Description	m ²	ft ²
Ground floor	32.01	345
Two-bedroom flat	38.00	409
Total	70.01	754

(This information is given for guidance purposes only.)





Location



Gallery



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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:

£20,000 per annum

Planning

We understand 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.

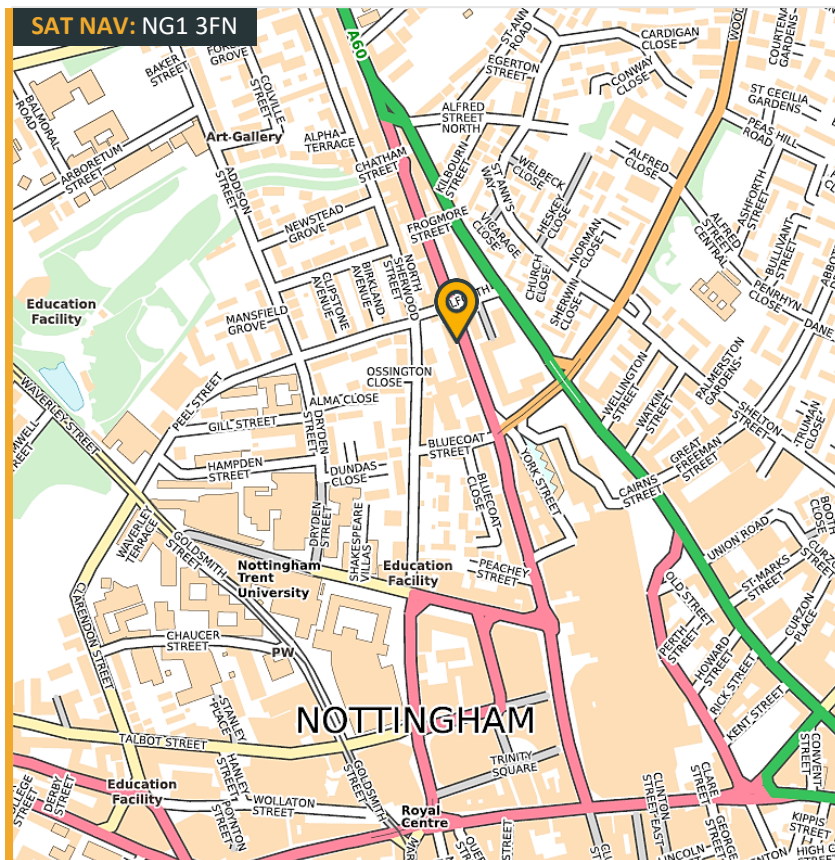
Business Rates

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

Rateable Value (RV) from 01 April 2026: £6,900

From 01 April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of 38.2p. This information is for guidance only and all parties should check themselves with the local billing authority.

To note there will also be Council Tax payable for the flat.



VAT

VAT is not applicable.

EPC

The property has an EPC rating of B (34). A copy of the Energy Performance Certificate is available upon request.

Legal Costs

Each party are responsible for their own legal costs incurred on this transaction.

Further Information

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

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17/04/2026