

12 Leeming Street | Mansfield | Nottinghamshire | NG18 1NE

Prominent Retail Premises in Mansfield Town Centre

Total area

114.92m² (1,237ft²)

- Prominent frontage onto Leeming Street
- Suitable for a variety of uses subject to planning
- Pedestrianised high street location
- Nearby occupiers include **Subway**, **HSBC** and **Phat Buns**
- Quoting rent - £15,000 per annum exclusive



TO LET



Location



Gallery



Contact





Location



Gallery



Contact

Location

Mansfield is an established market town in North Nottinghamshire situated approximately 15 miles north of Nottingham and 24 miles south of Sheffield. Mansfield benefits from a population of approximately 111,000 (2021 Census).

The property is situated on Leeming Street which leads from Clumber Street in the north and Market Place in the south.

The premises is within a short walking distance of Market Place with nearby operators including Subway, HSBC and Phat Buns.

The Property

The subject property comprises a ground-floor and basement retail unit with a prominent frontage onto Leeming Street.

The property was previously used as a restaurant and the ground floor is therefore part-fitted for restaurant/takeaway use, with a WC located to the rear. To the rear, there is a staircase which leads down to an open-plan basement for storage.



Accommodation

The property provides the following approximate areas:-

Description	m ²	ft ²
Ground Floor Sales	58.10	625
Basement Storage	56.82	612
Total	114.92	1,237

(These measurements are given for information purposes only.)





Lease Terms

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

Rent

The property is available at a rent of:-

**£15,000 per annum exclusive
(fifteen thousand pounds)**

Planning

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 use, clinic, health centre 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 from 1st April 2026: £13,250

From 1st 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.



VAT

VAT is not applicable.

Legal Costs

Each party will bear their own legal costs incurred.

EPC

The property has an EPC rating of C (56). A copy of the Energy Performance Certificate is available upon 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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