

Unit 1 | 2 Outram Street | Sutton in Ashfield | Nottinghamshire | NG17 4AX

Part fitted takeaway unit situated on a busy thoroughfare

193.21m²
(2,080ft²)

- Busy and popular neighbourhood shopping parade
- Part fitted takeaway unit with electric and gas supply
- Ready for immediate occupation
- Nearby operators include **Kickstart Gym, Bairstow Eves, William Hill, Eco Vape** and **DM Furnishings**
- Quoting Rent £17,000 per annum exclusive



TO LET



Location



Gallery



Contact





Location



Gallery



Contact

Location

The subject property is located in the market town of Sutton in Ashfield approximately 17 miles north of Nottingham and 4 miles west of Mansfield. The town benefits from a primary catchment population of 96,000 persons (Census 2021).

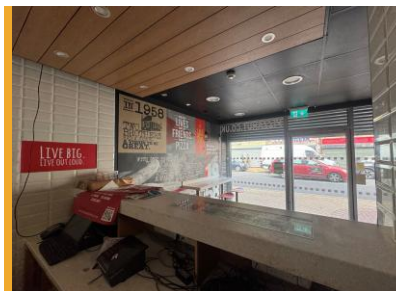
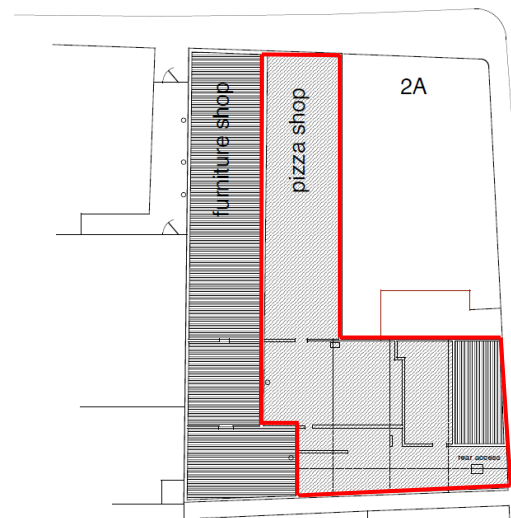
The subject property is located on Outram Street, a busy and popular neighbourhood parade in close proximity with the Idlewells Shopping Centre and Portland Square hosting the town's market every Monday and Bank Holiday. Nearby operators include Eco Vape, William Hill, Bairstow Eves, Elegant Nails, Kickstart Gym and Euro Food.

The Property

The property is a ground floor part fitted takeaway unit ready for tenant occupation. The property comprises front of house space for collection and deliveries with a series of cold store rooms towards the rear and fitted canopy. Back of house includes staff welfare facilities and further ancillary storage.

EPC

The property has an EPC rating of 78 falling within Band D.





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Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor Sales	193.21	2,080

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:-

£17,000 per annum exclusive

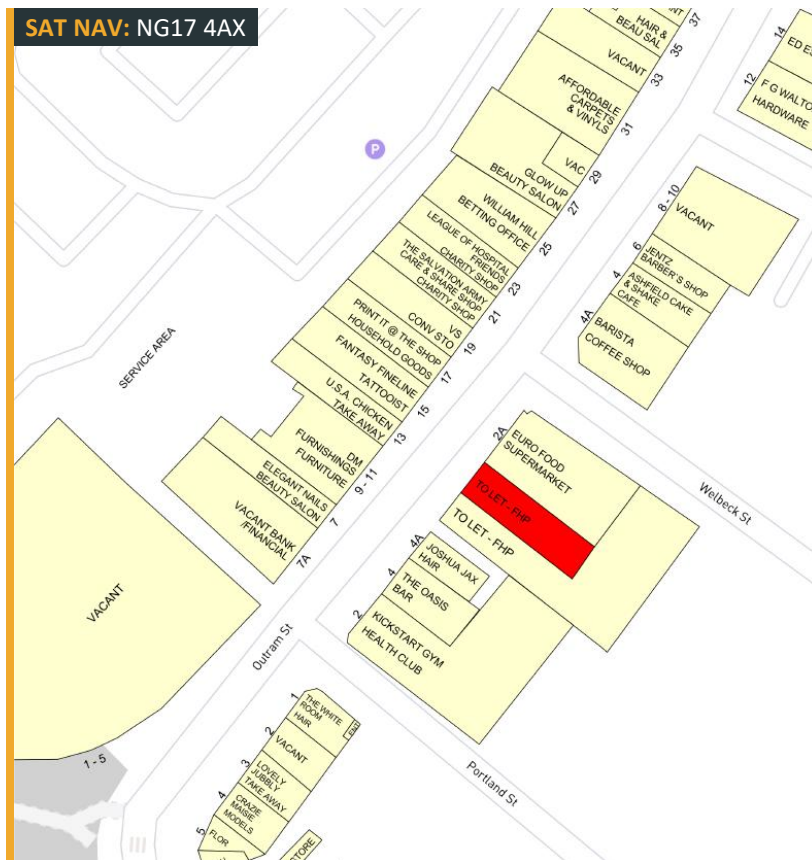
Planning

We understand that the property is categorised as **Sui Generis/Hot Food Takaway**.

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

VAT

VAT is applicable at the prevailing rate.



Business Rates

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

Rateable Value (RV): £17,000

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.

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:-

Lex Grace

07887 787 885

lex.grace@fhp.co.uk

Ellis Cullen

07450 972 111

ellis.cullen@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

20/07/2026

Please **click here** to read our "Property Misdescriptions Act". E&OE.