

White boxed retail unit on busy thoroughfare

122.66m²
(1,320ft²)

- Busy and popular neighbourhood shopping parade
- Regularly configured box unit 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.

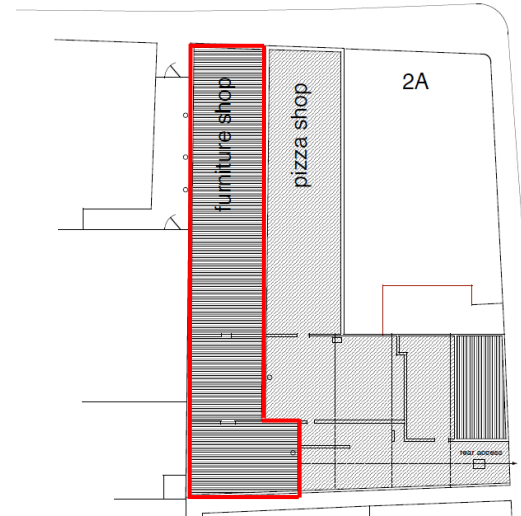
The Property

The retail shop offers well presented and regularly configured space suitable for a variety of uses subject to planning.

Towards the rear there are further storage and staff welfare facilities.

EPC

The property has an EPC rating of 101 falling in Band E.





Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor	122.66	1,320

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

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.

VAT

VAT is applicable at the prevailing rate.



Location

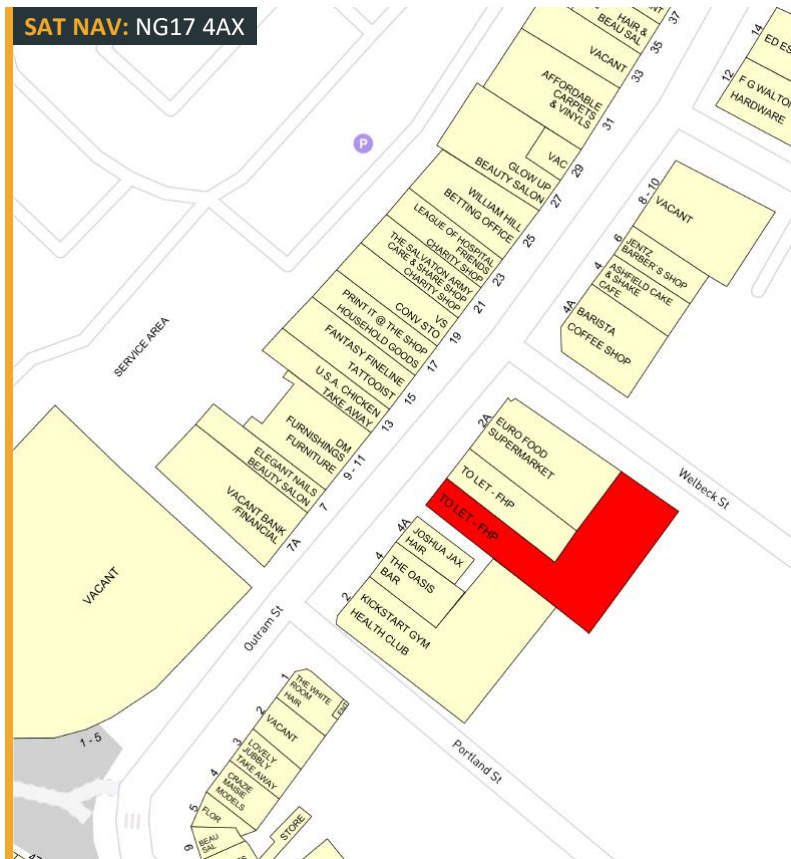


Gallery



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SAT NAV: NG17 4AX



Business Rates

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

Rateable Value (RV): £13,000

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:-

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20/07/2026

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.