# Sutton in Ashfield 32 Idlewells Shopping Centre

# **Retail Unit To Let**



#### Location

Sutton in Ashfield is located approximately 15 miles north of Nottingham and 4 miles west of Mansfield. Idlewells provides 126,000 sq ft of retail accommodation together with a newly refurbished 250 space car park. The centre provides the prime pitch in the town and is anchored by New Look, B&M Bargains, Specsavers, Boots & Argos.

The subject property is located on Low Mall immediately adjacent Cards Direct with surrounding retailers including 3 Store, Greggs, Boots, EE and Warren James.

#### **Accommodation**

A ground floor retail unit providing the following floor areas:

Ground - Sales: 719 sq ft 66.8 sq m Ground - Ancillary 551 sq ft 51.2 sq m

## Rent

£26,000 per annum exclusive.

### **Tenure**

New lease available on terms to be agreed.

# **Service Charge**

The on account service charge for 2018 is £7,103.

#### Rates

We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:

Rateable Value £22,750 Rates Payable (2019/20) £11,170

(Interested parties are advised to make enquiries with the Local Authority)

### **Legal Costs**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

# **EPC**

D - 80

# **Viewing & Further Information**

Strictly by prior arrangement only with:

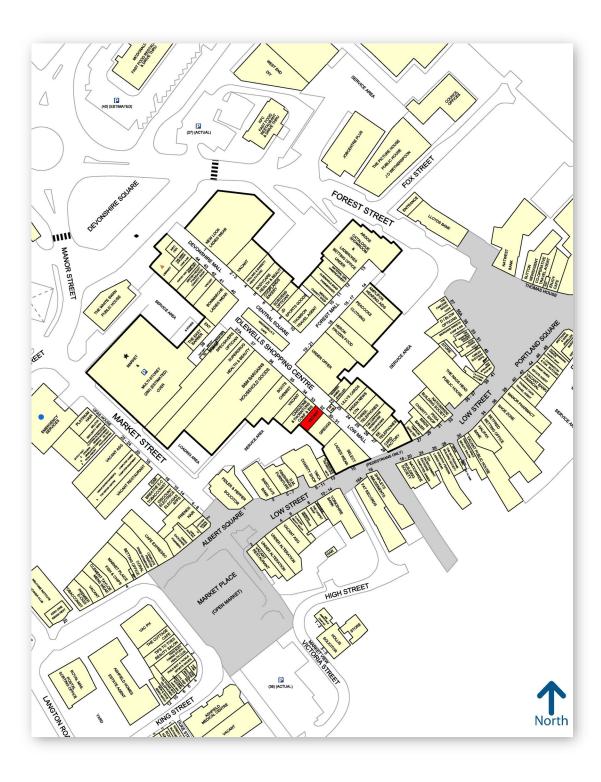
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