# RETAIL OPPORTUNITY

39a Stockwell Gate, Mansfield, Nottinghamshire NG18 1LA





RENT!

£12,000 PER ANNUM

## PROMINENT RETAIL UNIT IN MANSFIELD TOWN CENTRE WITH LARGE CAR PARK TO THE REAR

- Ground floor sales 67.63 sq m (728 sq ft)
- Planning consent for A1, A2, A3 and A5 uses
- Close to B&M Bargains, the Four Seasons Centre and the bus station

#### Location:

The property is located on the south side of Stockwell Gate, a short distance from Market Place, Queens Street and the entrance to the Four Seasons Shopping Centre.

Mansfield is a large northwest Nottinghamshire market town with a catchment population in excess of 100,000 people and is well represented by national multiple retailers.

#### **Description:**

The property comprises an open plan shop with separate kitchen and W/C.

Car parking is available on competitive licence terms at the rear of the property.

## Accommodation: (all areas are approximate)

Ground Floor Sales: 67.63 sq m (728 sq ft)

#### Lease Terms:

The property is to be let on a new IRI lease for a term of years to be negotiated. A service charge is applicable in relation to communal costs.

#### Rent

The property is available to rent at a level of:-

£12,000 PA Exc

### Planning:

Planning consent is granted for A1 (Shops), A2 (Financial & Professional Services), A3 (Restaurant & Cafés) and A5 (Hot Food Takeaway) uses.

#### Rates:

To be assessed.

#### VAT:

Vat is applicable to the rent and service charge.

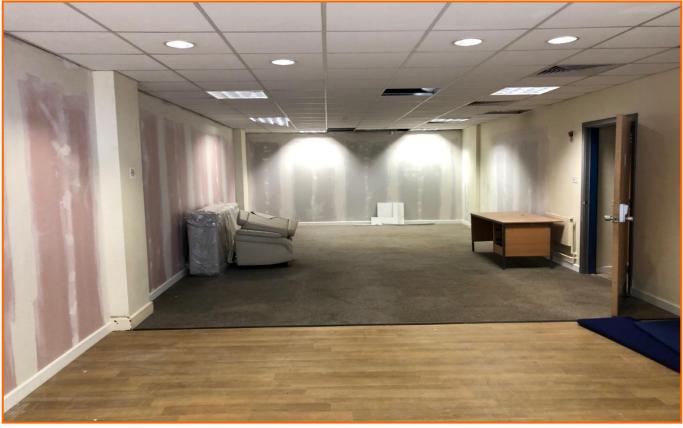
## EPC:

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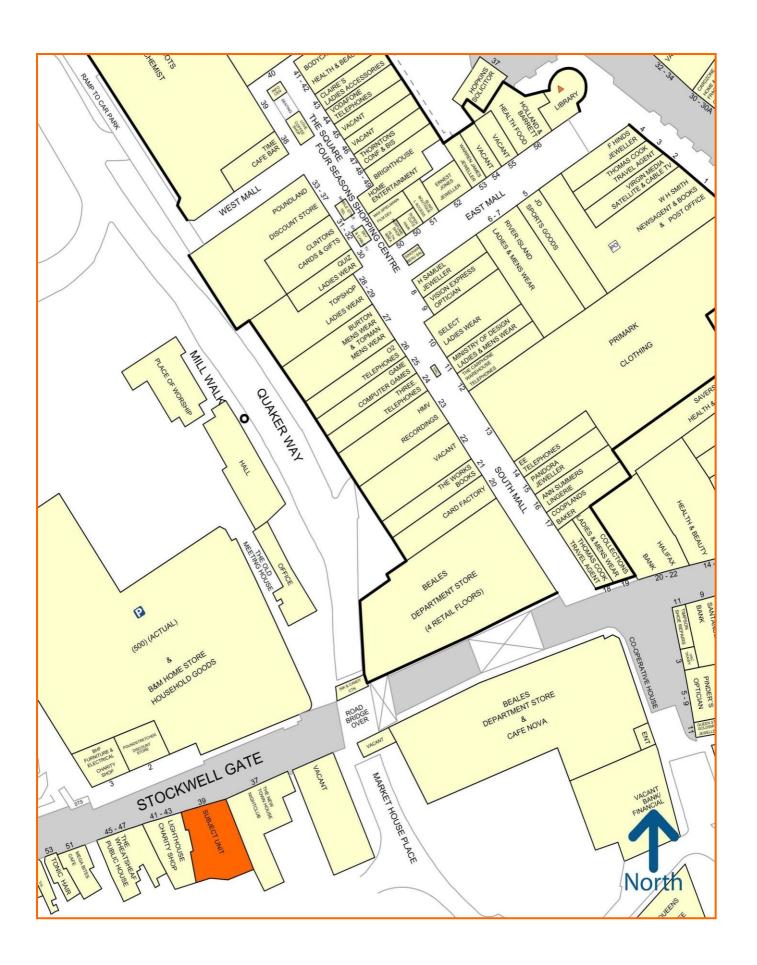
Interested? Contact Nick Morgan 0115 979 3495 nmorgan@heb.co.uk OR Jonathan Emmerson 0115 979 3490 jemmerson@heb.co.uk

0115 950 6611





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a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.
b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.