

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:

C-66

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

0115 950 6611

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD



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