

On the instructions of



Prominent ground floor retail unit with first floor offices

Can be occupied for A2 office use or A1 retail

122 Sq M (1,320 Sq Ft)

£15,000 per annum exclusive

To Let by assignment or sub letting

Unit 4, Jubilee Buildings, Outram Street
Sutton-in-Ashfield NG17 1DE

Location

The subject premises hold a prominent location on the fringe of the town centre, standing opposite **Wilkinson** and **HSBC**, and benefitting from a light controlled crossing which links the property to Low Street and the Market Place.

The parade includes **The White Room Hairdressers**, **The Lash and Brow Bar**, **Masala Indian Restaurant**, **The Gold Shop**, and **Flowers by Leslie**. **Pizza Hut**, **HSBC**, **Jack Fulton Frozen Foods**, **Brantano**, **Wilkinson** and **Halfords** are in the parade adjacent or opposite.

Description

The property has recently been occupied by the town's local newspaper, The Chad.

The property has accommodation arranged over ground and first floors with the ground floor comprising a mid-parade retail unit with a recessed aluminium framed shop front. The first floor comprises of office and ancillary space which includes a kitchen.

There are ground and first floor toilet facilities, partial gas fired wet radiators and an air conditioner (not tested) on the first floor.

Accommodation

The accommodation comprises the following approximate floor areas:

	Sq M	Sq Ft
Ground Floor	62	670
First Floor	60	650
Total Accommodation	122	1,320

Note: The above areas have been calculated on an approximate net internal basis and should be verified by in the ingoing tenant.

Tenure

The property is held by way of a 10 year full repairing and insuring lease expiring 24/12/2014 at a rent of £15,000 per annum exclusive.

Terms

The premises is available by way of assignment or sub-letting of our client's leasehold interest. Alternatively, consideration will be given to a new longer lease subject to covenant status and terms.

Rating

We are verbally advised that the rateable value for this property is £10,750, the UBR being 46.2 p. Please note that this property is eligible for small business rates relief. Interested parties are advised to make their own enquiries with the local authority.

Energy Performance

Energy performance assessment rating - D

Planning

The property would suit a range of either A1 or A2 uses without the need of additional planning permission, although the lease prohibits use as a betting shop or the sale of alcohol. The use is sought to be complementary with the existing retailers within the parade.

Interested parties are advised to make their own enquiries with the Ashfield District Council on **01623 450 000**.

VAT

All figures are exclusive of VAT which will be charged at the prevailing rate.

Viewing

Strictly by appointment through sole joint agents.

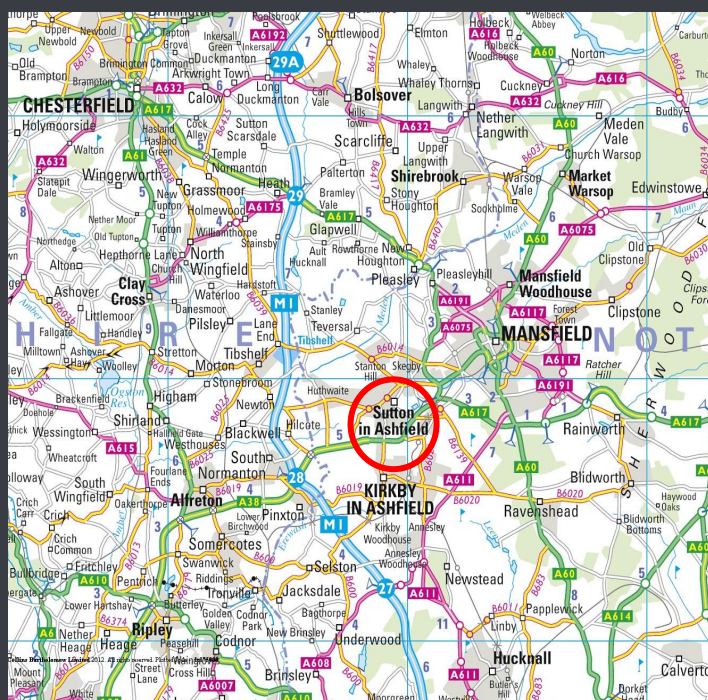
Contact

James Saxby
Rapleys LLP
020 7255 8062
jes@rapleys.co.uk

Philip Westin-Hardy
New West
0115 956 3555
enquiries@newwest.co.uk

For further information and to view other opportunities, please visit:

www.johnstonpressproperty.com



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