



64 Carter Lane, Mansfield, Nottinghamshire NG18 3DF

Retail

- ▶ **2,582 sq ft (240 sqm)**
- ▶ **Rent £15,000 pax / Offers in the region of £175,000**
- ▶ **Located in a densely populated residential area**
- ▶ **On street parking**

For enquiries and viewings please contact:



Sam Hall
0115 924 3243
shall@innes-england.com

Location

The property is located on Carter Lane and lies approximately 1 mile east of Mansfield town centre. The area is primarily residential with local independent retailers such as news agents, takeaways, a pet shop and post office.

Description

The property comprises of a two storey unit with retail space on the ground floor and first floor ancillary space. The property also benefits from a secure yard located at the rear as well as on street parking.

Accommodation

	Sq M	Sq Ft
Ground Floor	107.9	1,162
GF Ancillary	60.9	656
First Floor	71.3	768
Total	240.2	2,586

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement First Edition.

Planning

We understand from Mansfield District Council the premises has established use Class A1 under the Use Classes Order 1987.

Interested parties should satisfy themselves and make enquiries of the local planning authority with respect to their proposed use.

Tenure

The premises are available on new lease terms

Business Rates

The property is currently listed as shop & premises and has a rateable value of £12,571.

Source: VOA

Price/Rent

Offers in the region of £175,000.

Rent

£15,000 per annum.

VAT

All sums quoted exclusive of VAT if applicable.

Viewings

Viewings are by appointment with sole agents Innes England.

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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