
St Wilfrid's Square
Calverton | NG14 6FP

Proposed brand new retail units within established neighbourhood parade

Units from **39m² (420ft²)** to **284m² (3,056ft²)**

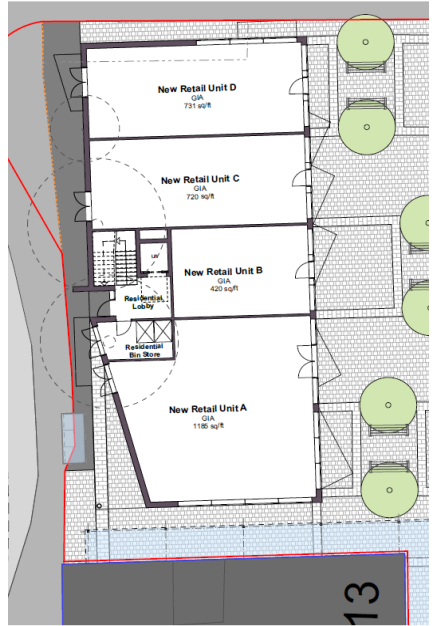
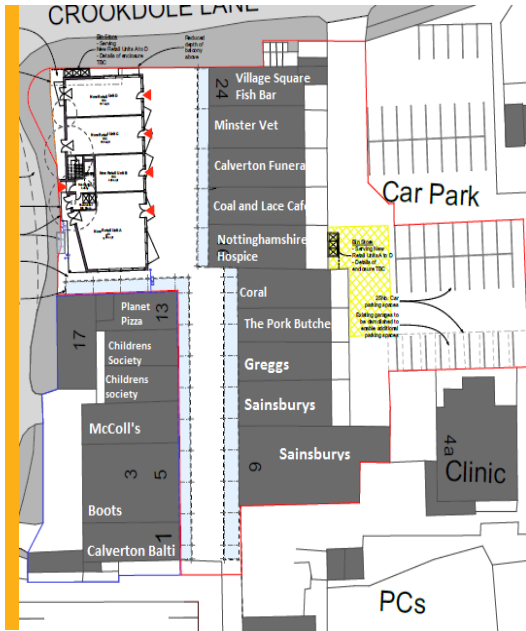


- Established busy neighbourhood parade
- Serving Calverton and the wider community
- Units from 39m² (420ft²) to 284m² (3,056ft²)
- Nearby operators include Sainsburys, Boots, Greggs and Minster Vets as well as a doctors surgery and library
- On site customer parking



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To Let



Location

Calverton lies approximately 8.6 miles north east of central Nottingham and approximately 10.6 miles south east of Mansfield town centre.

Calverton has a resident population in excess of 7,000 inhabitants and an expanding 3,000 households.

The Proposal

Planning permission is granted to build up to 4 brand new retail units within the existing neighbourhood parade (Ref: 2017/0207). The parade currently offers full occupancy serving the local Calverton community as well as further afield.

Accommodation

The proposed development provides the following approximate areas:-

Description	m ²	ft ²
Unit A	110	1,185
Unit B	39	420
Unit C	66.89	720
Unit D	67.91	731

The individual units could be combined to suit larger requirements if required, subject to covenant.

Units from 39m² (420ft²) to 284m² (3,056ft²)



Lease Terms

The premises will be available to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

Unit	Rent
Unit A	£22,500 per annum
Unit B	£10,000 per annum
Unit C	£15,000 per annum
Unit D	£15,000 per annum

VAT

VAT is applicable at the prevailing rate.

Business Rates

The business rates will need to be assessed upon occupation, early enquiries can be made to Gedling Borough Council on 0115 9013901.

Planning

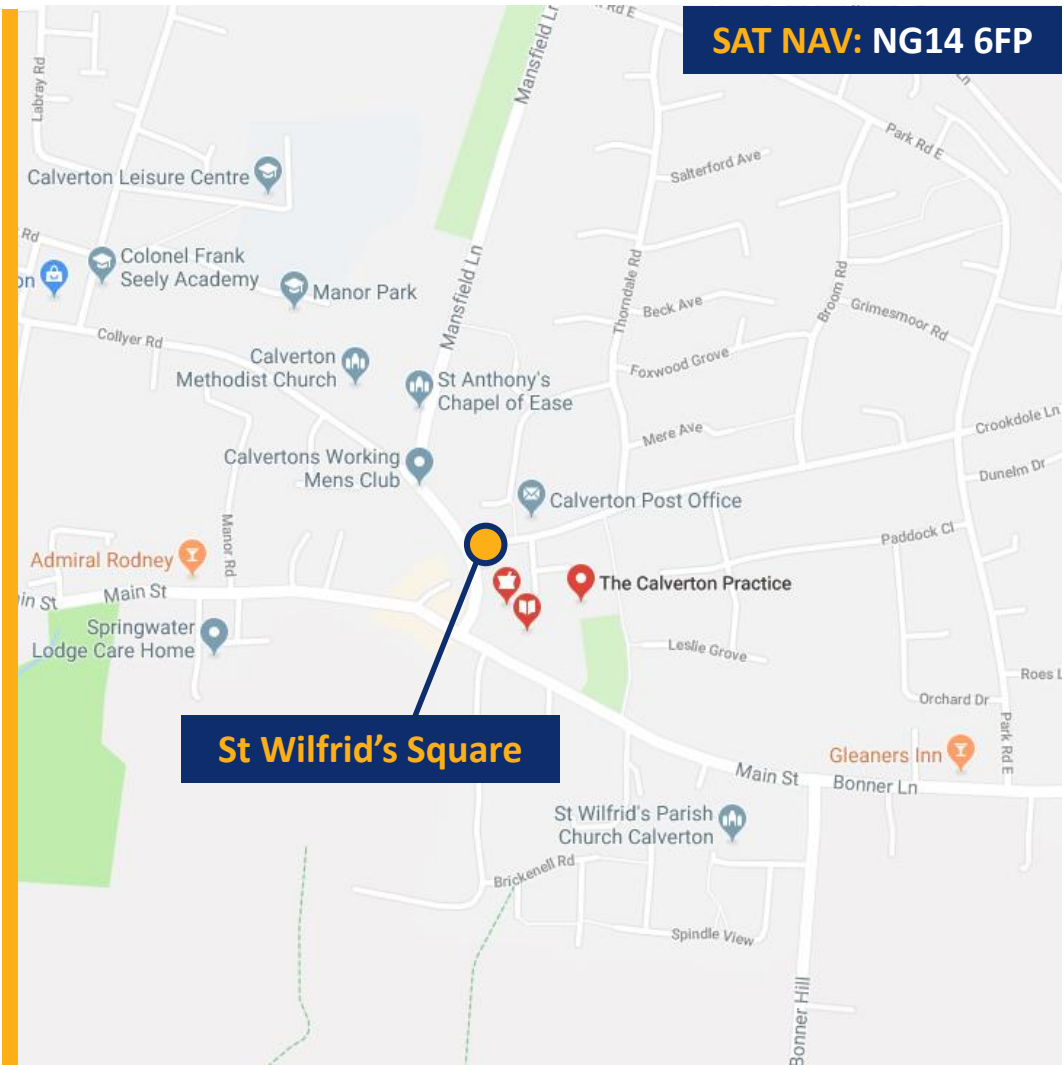
We understand the properties will benefit from planning consent for:-

A1 (Retail)

but may be suitable for other uses such as A2, A3, A4 and A5, subject to planning.

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with this transaction.

**St Wilfrid's Square**

For further information or to arrange to view please contact:

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