

Upper Floors | 9-11 West Gate

Mansfield | Nottinghamshire | NG18 1RY

## Upper floors with private entrance situated on prime pitch of West Gate (ground floor let to Millets)

102m<sup>2</sup> (1,096ft<sup>2</sup>)



- First and second floors accessed off West Gate
- Prominently located in close proximity to Four Seasons Shopping Centre
- National multiple retailers include; Marks & Spencer, Primark, New Look, Costa Coffee, Greggs and McDonalds
- Suitable for a variety of uses (STP)
- Rent £8,500 per annum



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**To Let**



## The Property

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The unit comprises the first and second floor accommodation of 9-11 West Gate which is accessed via a private entrance off West Gate.

The ground floor of the property has been let to Millets.

The property is situated in a prime location on West Gate, adjacent to McDonalds and Greggs and opposite the Marks and Spencer. Nearby retailers include; Crawshaws, McDonalds, Greggs, Marks and Spencer, Costa Coffee, Primark, New Look and Dorothy Perkins.

The location is popular with national retailers and commands a high footfall throughout the day being situated on a busy pedestrianised location on West Gate.

## Accommodation

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The premises provide the following accommodation:-

Accommodation	m <sup>2</sup>	ft <sup>2</sup>
First Floor Sales	54.06	581
Second Floor Stores	47.93	515

(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).



## Lease Terms

The property is available on a new effective full repairing and insuring lease for a term of years to be agreed.

## Rent

The property is available at a rent of:-

**£8,500 per annum**

## Planning

The property benefits from planning consent for:

**A1 (Shops)**

but may be suitable for other uses subject to planning.

## Business Rates

We have been verbally informed by Mansfield District Council of the following:-

**Rateable Value 2017: £5,400**

The current UBR is 49.1p. However, all interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of transitional phasing implications.

## VAT

VAT is applicable on the rent.

## Legal Costs

Each party is to bear their own costs with regards to this transaction.



**For further information or to arrange to view please contact:**

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