

# Restaurant/Takeaway/Cafe Opportunity

**37 sq m** (401 sq ft)

637 Mansfield Road, Sherwood, Nottingham, NG5 2FX

**To Let**



- Busy retail parade in heart of Sherwood Shopping District
- Fitted with CCTV
- Benefit of on-street parking
- Available mid-August 2019



## Restaurant/Takeaway/Cafe Opportunity

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### Location

The property occupies a prominent location on the A60 Mansfield Road, one of the busiest thoroughfares in and out of the city centre. The amenities of Sherwood shopping district are conveniently located on the doorstep of the subject property. Nearby occupiers include Pizza Hut, Holland & Barrett, Wilkinsons, Co-op Foodstore and Boots.

### The Property

The unit comprises an end-terraced lock-up unit with kitchen and WC facilities to the rear of the property.

### Accommodation

Measured on a net internal basis the property comprises the following approximately floor area:

**Total NIA: 37 sq m (401 sq ft)**

### Services

We understand that electricity, water and drainage are connected to the premises however we can provide no warranty with regard to their capacity or connectivity.

### Town & Country Planning

We understand the premises have been granted use for a restaurant / takeaway falling within Class A5 of the Town & Country Planning (Use Classes) Order 1987. Interested parties are advised to contact the Planning Department at Nottingham City Council for further details.

### Rates

Charging Authority:	Nottingham City Council
Description:	Shop & premises
Rateable Value:	£5,900
Period:	2019/2020

If the subject property is the occupiers sole business premises they should qualify for a total exemption from paying business rates.

### Tenure

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

### Rent

The rent will be **£9,000 per annum exclusive**.

### VAT

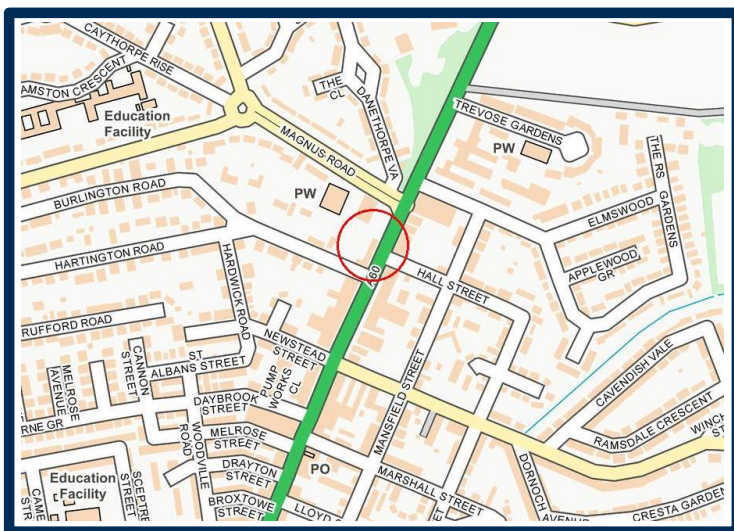
All rents are quoted exclusive of VAT.

### Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the transaction.

### EPC

The property has an energy performance rating within Band E.



### Viewing

Strictly by prior appointment  
with the sole agents.

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**SUBJECT TO CONTRACT**

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