

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)

102m² (1,096ft²)



- 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

 **FHP**
www.fhp.co.uk

To Let



The Property

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

The premises provide the following accommodation:-

Accommodation	m ²	ft ²
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 48.0p. 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:

Oliver Marshall

T: 0115 841 1142

M: 07887 787 885

E: oliver@fhp.co.uk

Will Hargreaves

T: 0115 841 4791

M: 07977 014460

E: will@fhp.co.uk



Fisher Hargreaves Proctor Ltd. 10 Oxford Street, Nottingham, NG1 5BG

Property Misdescriptions Act 1991. All statements contained within this brochure have been provided in good faith and are understood to be correct. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate planning authority. Fisher Hargreaves Proctor do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into any contract for purchase or lease. 4) Detailed tests have not been undertaken on services, central heating installations, plumbing installations, electrical installations, etc. and purchasers/lessees should undertake independent tests as to the condition of all services and mechanical engineering installations. 5) All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. FHP 06/09. E&OE.