

TANNERS

**Unit C, 49-51 Station Street, Kirkby in Ashfield,
Nottinghamshire NG17 7AN**



**Premises To Let on a new lease at a rent of
£16,000 per annum exclusive
Modern retail opportunity To Let in Kirkby in Ashfield
town centre
Suitable for a variety of retail uses**

**Subject to Planning from the local authority
Net Sales area approx. 1173 sq.ft. (108.97 sq.m)**

28-30 Pelham Street, Nottingham NG1 2EG

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LOCATION and DESCRIPTION

An excellent opportunity to acquire a versatile retailing space in the centre of the market town of Kirkby-in-Ashfield, suitable for a variety of uses subject to planning permission offering an internal sales area of 1173 sq.ft [108.97.m] with a small ancillary store space to the rear. Gross frontage 6.85 sq. m. overall depth 15.03 sq.m (internal).

Kirkby -in-Ashfield, Nottinghamshire is a market town with a population of around 25,000 situated 14 miles north of Nottingham City centre, 6 miles south of Mansfield and 3 miles from the M1 motorway junctions 27 and 28.

PLANNING

We are advised by Ashfield District Council that the premises have a current use is A1 retail. Interested parties should make their own enquiries to the Local Council regarding alternative uses.

RATING

We are advised by Ashfield District Council of the following rates:

Rateable Value: £13,750

Rates Payable: £6,930.00 (2019/20)

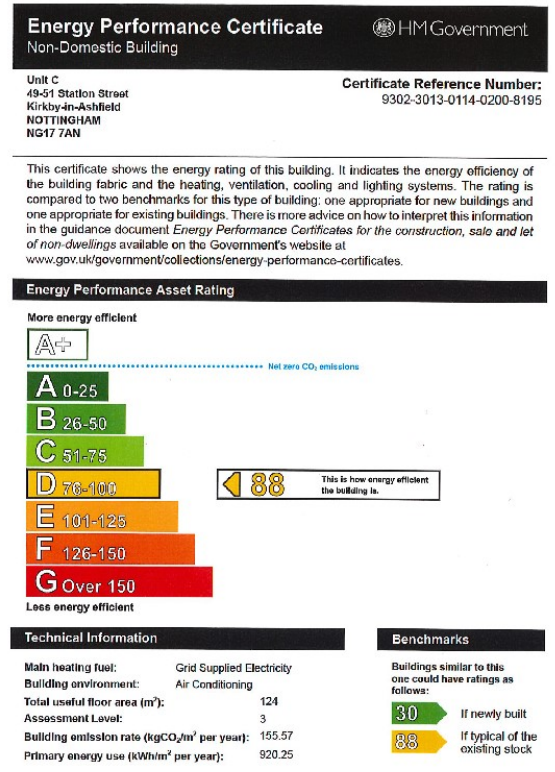
VIEWING

Strictly by appointment with the Agents Commercial Department
Tel: 0115 9586586
email: tanners@tannersproperties.co.uk

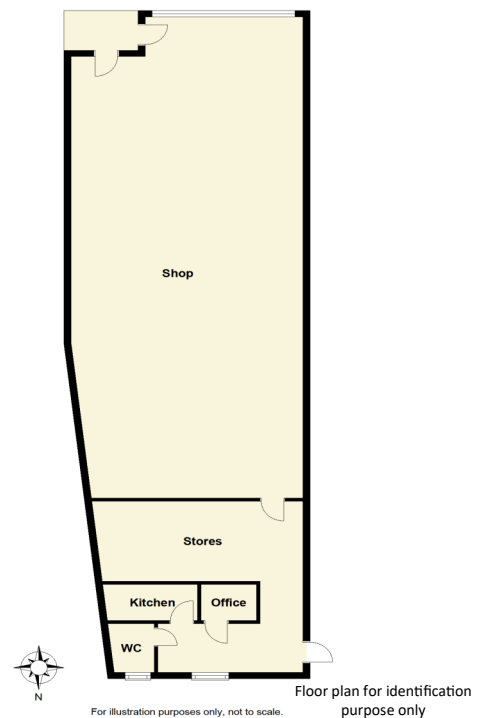


ENERGY PERFORMANCE CERTIFICATE

The EPC is available for interested parties.



Unit C 49-51 Station Street



Note: These details are for guidance only.

All measurements are approximate and none of the appliances or services have been tested. These particulars do not form part of an offer or contract nor may they be regarded as representations. All interested parties must verify their accuracy.