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**17 St Wilfrid's Square**

Calverton | NG14 6FP

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## **Commercial space in busy neighbourhood parade**

**Ground Floor 83.45m<sup>2</sup> (898ft<sup>2</sup>)**

**First Floor 61.90m<sup>2</sup> (666ft<sup>2</sup>)**



- Prominent unit
- Suitable for a variety of uses – retail/leisure/food/office (STP)
- Nearby operators include Sainsburys, Boots, Greggs, Minster Vets as well as a doctor's surgery and library
- On site free customer parking
- Quoting Rent £14,000 per annum



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**To Let**

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## 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.

St Wilfrid's Square is the principal shopping precinct serving Calverton and the surrounding area. Other operators in the vicinity include Sainsburys Convenience Store, Greggs, Boots, Minster Vets, Children's Society, alongside others. Also situated within St Wilfrid's Square is Calverton doctor's surgery, a health clinic and the local library.

The scheme is in the heart of the locality generating good footfall throughout the week. There are two car parks either side of the precinct which provide a good level of customer parking.

## Accommodation

The property is arranged over ground and first floor. The accommodation at ground floor is predominantly open plan, with storage and staff facilities to the first floor. The property has in the past been used as a bank and latterly as an educational facility, it would be suitable for a variety of uses (subject to planning). The property benefits from excellent visibility from the main road through Calverton.

The accommodation measures approximately:-

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	83.45	898
First Floor	61.90	666

(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 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

The property is available at a quoting rent of:-

**£14,000 per annum exclusive**

## Planning

It is understood the property falls within **Use Class E** which is suitable for: Retail Shop, Financial & Professional Services, Clinic, Office, Gym, Café/Restaurant or Creche.

## EPC

A copy of the EPC is available upon request.

## Business Rates

We are verbally advised by Gedling Borough Council Business Rates Department that the premises are assessed as follows:

**Rateable Value      £8,700**

The current UBR is 49.9p. Under the latest Government relief qualifying retail and hospitality businesses impacted by Covid-19 will receive a discount of 66% until 31/3/22. This information is for guidance only and all parties should satisfy themselves with the local billing authority.

## Service Charge

The property is part of a service charge scheme for maintenance of the communal areas, details available on request.

## VAT & Legal Costs

VAT is applicable at the prevailing rate. Each party is to be responsible for their own legal costs incurred.

**SAT NAV: NG14 6FP**

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

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

**17/08/21**

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