

5-7 Stockwell Gate | Mansfield | Nottinghamshire | NG18 1JY

Prominent retail unit opposite Four Seasons Shopping Centre Confidentially available (staff unaware)

Ground Floor Sales

196.39m² (2,112ft²)

- Prominent retail unit
- Pedestrianised town centre location
- Ground floor sales: 196.39m² (2,112ft²)
- Ancillary stores: 179.29m² (1,930ft²)
- Nearby occupiers include Superdrug, Loungers Coffee Bar and Co-op Travel
- Quoting Rent £50,000 per annum



TO LET



Location



Gallery



Contact



Location

The property is situated on the busy stretch of Stockwell Gate, running between the Market Place of Mansfield Town Centre, and the main entrance to the Four Seasons Shopping Centre on Queen Street and close to the Beales Department Store.

The location benefits from a high level of footfall and prominence being directly opposite the main entrance and close to the Market Place which has a full market 5 days a week (Tuesday – Saturday).

Operators in the vicinity include Santander Bank, Halifax, Superdrug, Loungers Coffee Shop, Greggs, Barclays Bank, Nationwide Building Society and Nottingham Building Society.

The Property

This property has recently been subject to considerable expenditure in upgrading the external and internal parts of the property as is evidenced by the photographs.

The property provides accommodation across ground, first, second and third floors with a generous ground floor sales area with prominent frontage onto Stockwell Gate.

EPC

A copy of the EPC is available on request.





Accommodation

The premises provide the following accommodation:

Description	m ²	ft ²
Ground Floor Sales	196.39	2,112
First Floor Stores	74.78	805
Second Floor Stores	44.96	484
Third Floor Stores	59.54	641
Total	375.50	4,042

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

Planning

The property is categorised as **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

This information is for guidance only and all parties should check themselves with the local planning authority.

Lease Terms

The premises are available by way of a new full repairing and insuring lease for a term of years to be agreed.



Rent

The property is available at a rent of:

£50,000 per annum

VAT

VAT is applicable at the prevailing rate.

Business Rates

We understand from the Valuation Office Agency the current rateable value is:

Shop & Premises

Rateable Value (2023): £32,750

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until from 01/04/2023 to 31/03/2024 (up to a total saving of £110,000 per business).

This information is for guidance only and all parties should check themselves with the local billing authority.



Legal Costs

Each party is to bear their own legal costs.

Viewing

Strictly through the sole agents of FHP.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-



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