

## Highly prominent retail unit adjacent to Tesco Extra

**Ground Floor**  
**837.14m<sup>2</sup> (9,011ft<sup>2</sup>)**

- Adjacent to established superstore
- Full mezzanine storage with goods lift
- Ample free parking
- Nearby retailers include Indigo Sun, Barnardos and Oak Tree Lane Health Centre and Leisure Centre
- Rent £90,000 per annum



**TO LET**



Location



Gallery



Contact



## Location

The property occupies a prominent position on the Tesco Extra development off Jubilee Way in Mansfield.

## The Property

The property comprises ground floor sales, ground floor storage and full mezzanine storage with lift in between and rear loading from the service yard. The property was formerly occupied by Argos.

## Accommodation

The property provides the following approximate areas:-

Floor	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	309.19	3,328
Ground Floor Storage	367.72	3,958
Ground Floor Ancillary	160.25	1,725
Mezzanine	884.65	9,522
<b>Total</b>	<b>1,721.75</b>	<b>18,533</b>





## Lease Terms

The property is available to let by way of a new lease for a term of years to be agreed.

## Rent

The property is available at a rent of:-

**£90,000 per annum**

## Planning

It is understood the property falls within **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.

## Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:-

Rateable Value (2023): £90,500

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 1/04/2023 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.

