

45-47 Mansfield Road | Daybrook | Nottingham | NG5 6BB

## Prominent retail unit on busy thoroughfare in Daybrook

188.09m<sup>2</sup>  
(1,271ft<sup>2</sup>)

- Undergoing refurbishment ready for tenant fit out
- Versatile space suitable for a variety of uses subject to planning
- In close proximity to Daybrook Retail Park and Madford Retail Park
- Operators in the vicinity include Daybrook Fish Bar, Primary Assessments and Apollo Windows
- Quoting rent - £14,500 per annum



**TO LET**



Location



Gallery



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## Location

The subject property is located on the A60 Mansfield Road in the north Nottingham suburb of Daybrook approximately 4 miles north of Nottingham City Centre.

The property is situated in close proximity to Daybrook Retail Park with operators including Carpet Right, Topps Tiles and Starbucks Coffee. There is also Madford Retail Park with operators including Homebase, B&M Bargains and Currys.

## The Property

The subject property is a ground floor only retail unit with prominence onto the A60. Internally the property is to undergo refurbishment leaving the property with an open plan configuration and ready for tenant fit out.

## Accommodation

The property provides the following approximate new internal floor area:

**188.09m<sup>2</sup> (1,271ft<sup>2</sup>)**

This information is for guidance purposes only





## Lease Terms

The property is 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 quoting rent of:

**£14,500 per annum**

## Planning

It is understood the property falls within **Sui Generis**.

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

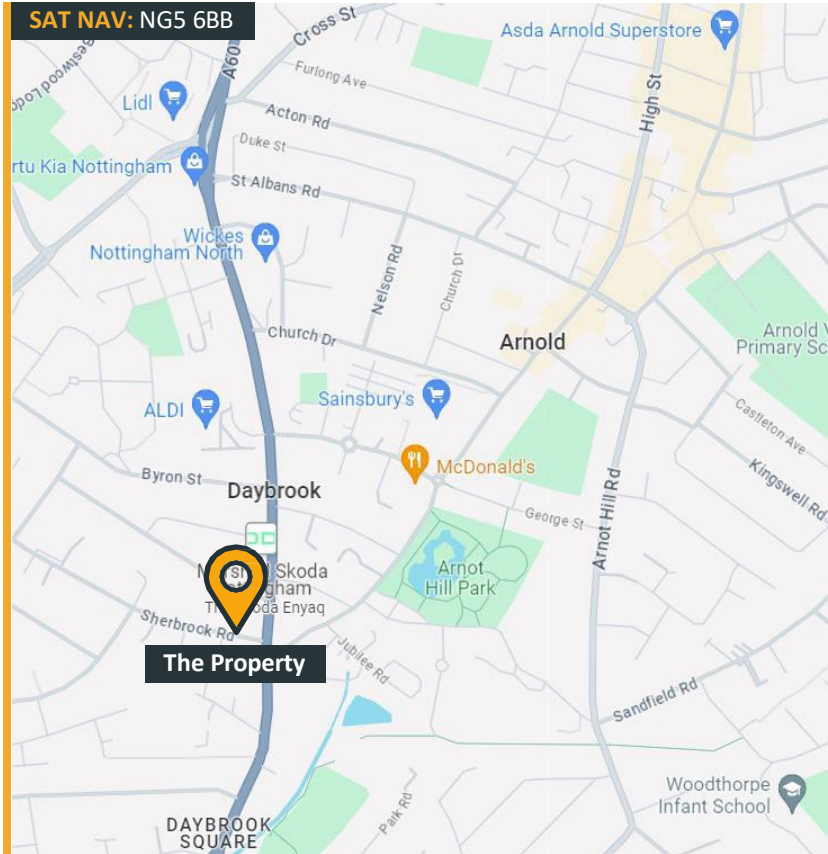
## Business Rates

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

Shop & Premises

Rateable Value (2023):           £13,500

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2025 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the relevant local billing authority.



## VAT

VAT is applicable at the prevailing rate.

## EPC

The property has an EPC rating of 88 falling within Band D.

## Legal Costs

Each party are responsible for their own legal costs incurred on this transaction.

## Further Information

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

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