

4-5 Madeline Court | Mansfield | Nottinghamshire | NG18 4XW

# Cafe/Bar Premises with Extensive External Seating in Busy Neighbourhood Location - New Lease Available

## Ground Floor Sales

279.91m<sup>2</sup> (3,013ft<sup>2</sup>)

- Affluent neighbourhood retail destination
- Anchored by **One Stop** convenience store
- 25+ on site car parking spaces
- Extensive external seating area
- Modern part fitted retail space
- Quoting rent - £51,000 per annum



**TO LET**



Location



Gallery



Contact



## Location

Madeline Court is located 1 mil south-east of Mansfield Town Centre off Berry Hill Lane and serves the Quarry Bank residential housing estate comprising of over 900 homes and being the only retail provision within the estate.

The neighbourhood scheme is anchored by One Stop Convenience Store and other occupiers include Fresko-traditional Greek Food, Clay Oven- Tandoori, NO.1 Hair & Beauty Lounge.

## The Property

The subject property occupies a prominent position within the scheme with excellent frontage. Internally, the property is a part fitted café with a large open plan seating area with kitchen and prep area and the benefit of a substantial external seating area to the rear for further customer seating.



## Accommodation

The premises provide the following accommodation:

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Sales	279.91	3,013

(These measurements are given for information purposes only).

## EPC

The property has an EPC rating of 34 falling within Band D.





## Lease Terms

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

## Rent

The premises are available at a quoting rent of:

**£51,000 per annum exclusive**

## Service Charge

A service charge is levied for the upkeep and maintenance of the common areas. The current budget 2024 is £7,565.64 per annum.

## Insurance

The current insurance premium for the property is £1,077.38 plus VAT.

## Planning

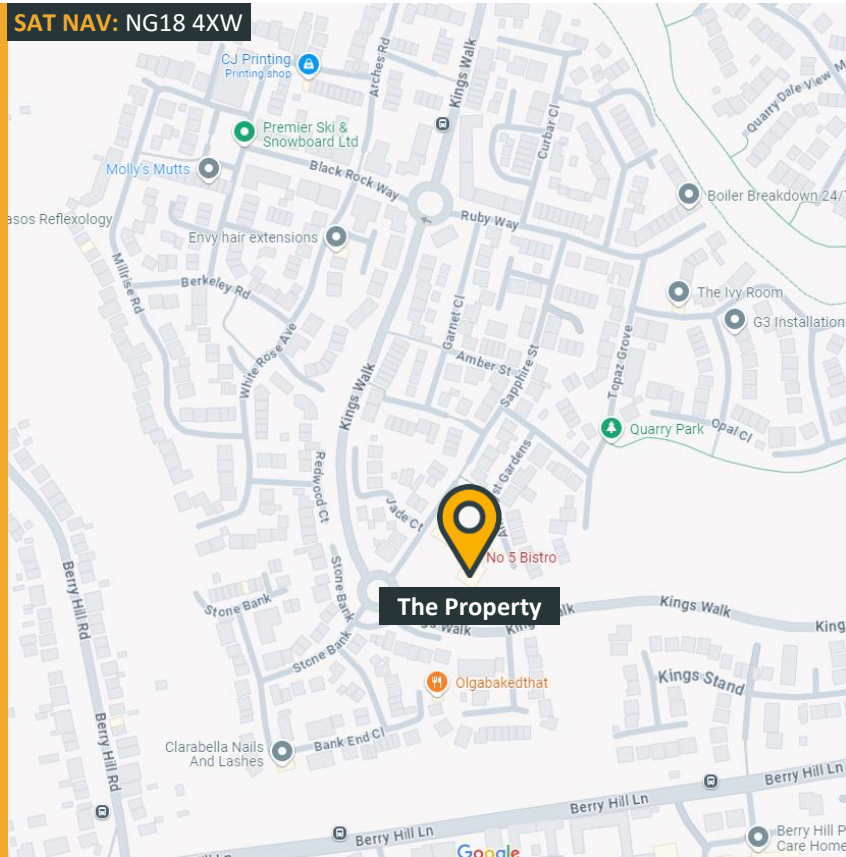
The property is categorised as **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym. This information is for guidance only and all parties should check themselves with the local planning authority.

## VAT

VAT is applicable at the prevailing rate.



**SAT NAV: NG18 4XW**



## Business Rates

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

Shop & Premises  
Rateable Value (2023): £32,500

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 local billing authority. 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.

## Further Information

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

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