

Fully fitted takeaway unit in Mansfield

61.87m²
(666ft²)

- Located within a popular neighbourhood scheme
- Ready made takeaway facility with trading ability from day one
- Anchored by One Stop Convenience store
- Gas and electricity supply
- Small business rates relief for applicable businesses
- Passing rent of £14,000 per annum exclusive



TO LET



Location



Gallery



Contact



Location

Madeline Court is located 1 mile 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, NO.1 Hair & Beauty Lounge and a new exciting operator going into Units 4-5.

The Property

The subject property is a mid-terrace retail unit with glazed frontage leading into a small customer area to the front. Partitioned walls separate the kitchen and preparation area consisting of a fully fitted commercial kitchen with extraction, walk-in fridge, preparation area and staff welfare facility.

Delivery and loading facilities are to the rear of the property.

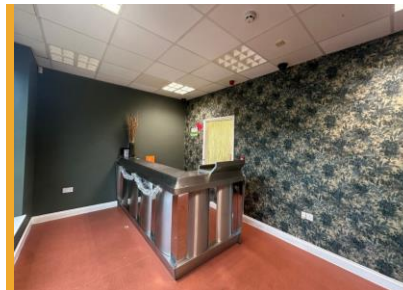
Accommodation

The premises provide the following accommodation:

Description	m ²	ft ²
Ground Floor Sales	61.87	666

EPC

The property has an EPC rating of 41 falling within Band B.





Lease Terms

The property is available either on an assignment, subletting, or on a surrender and regrant basis directly with the landlord. The property is currently let on a full repairing and insuring term expiring 30 November 2032.

Rent

The property is available at a passing rent of:

£14,000 per annum exclusive

Planning

The property is categorised as **Sui Generis Hot Food Takeaway** 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.

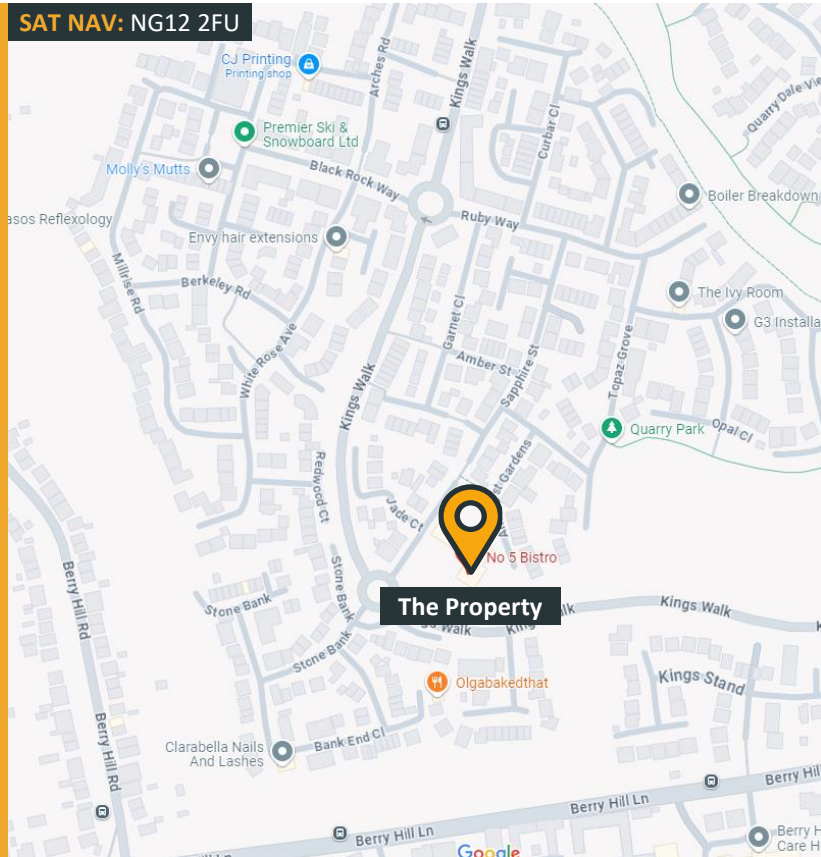
Service Charge

A service charge is levied for the upkeep and maintenance of the common areas. The current service charge is £600.86 per quarter.

Premium

The equipment in the property can be purchased for the sum of £10,000. All enquiries are to contact the sole marketing agents.

SAT NAV: NG12 2FU



Business Rates

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

Shop & Premises

Rateable Value (2023): £10,500

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.

VAT

VAT is applicable at the prevailing rate.

Further Information

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

Ellis Cullen

07450 972 111

ellis.cullen@fhp.co.uk

Oliver Marshall

07887 787 885

oliver@fhp.co.uk

Dom Alston

07890 568 077

dom.alston@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

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