601 Mansfield Road | Sherwood
Nottingham | NG5 2FW

Retail premises on busy retail parade on main arterial route into Nottingham City Centre

96.40m² (1,037ft²)

- Vacant retail premises in the heart of a busy shopping parade
- Ideally located on main arterial route into Nottingham City Centre from the north
- High volume of daily traffic flow
- Newly white boxed unit immediately available
- A1 (shops) consent
- Rent - £19,500 per annum

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To Let

Location

The Nottingham suburb of Sherwood lies approximately 3 miles north of Nottingham City Centre and the primary retail offer is concentrated around the A60 Mansfield Road which benefits from a daily traffic flow of circa 15,000 vehicles.

The subject premises is located within the main retail pitch and other operators within the vicinity include; Sue Ryder, Cooperative Funeral Care, The Post Office, Pizza Hut Delivery, Hammond Property Services, Holland & Barrett, The Childrens Society, Wilkinsons and Boots.

The Property

The property provides a newly white boxed unit with double glazed glass frontage. Internally the property is open plan with partitioned treatment rooms currently in place to the rear along with kitchenette facilities and a WC.

To the rear of the property there is a yard for deliveries at ground floor level accessed via a staircase.

Lease Terms

The premises are available by way of a new lease for a term of years to be agreed at a rent of:

£19,500 per annum

Accommodation

The premises provide the following accommodation:

Accommodation	M	FT
Shop Frontage	5.50	18’
Ceiling Height	3.61	11’8”
	M²	FT²
Ground Floor Sales	96.40	1,037

(This information is given for guidance purposes only)

Legal Costs

Each party are to be responsible for their own legal costs incurred in connection with this transaction.

Business Rates

We are verbally advised by Nottingham City Council Business Rates Department that the premises are assessed as follows:

Rateable Value: £11,000
Rates Payable: £5,467

The current UBR is 49.7p. However, all interested parties are advised to make specific enquiries with the local billing authority having regard for the effect of transitional phasing implications.

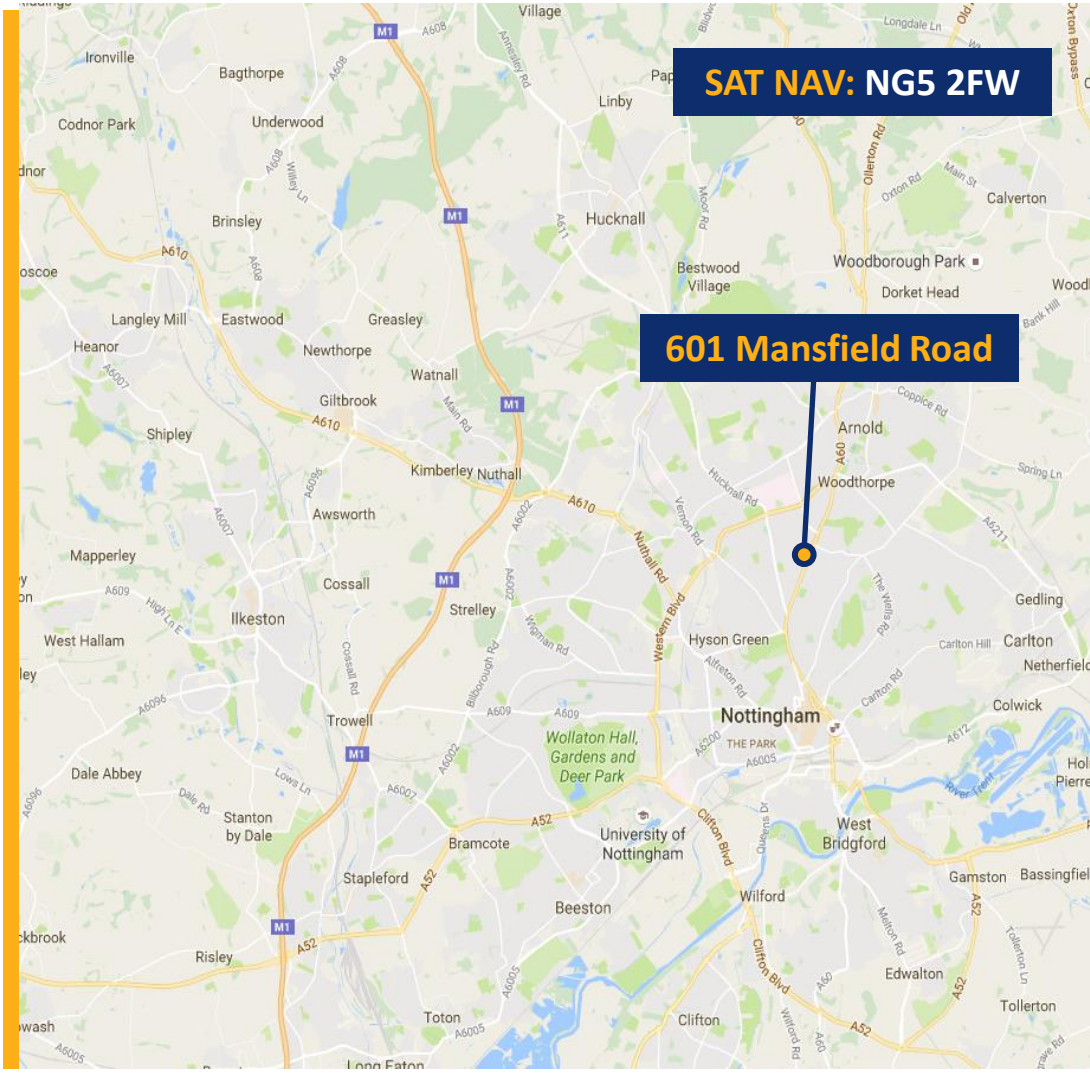
Planning

The property benefits from planning consent for:

A1 (Shops)

EPC

The property has been assessed and has an energy performance certificate rating of D.



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