



**37 Stockwell Gate, Mansfield, Nottinghamshire NG18 1LA**

## **RETAIL**

- ▶ **6,273 sq ft over two floors - currently undergoing refurbishment**
- ▶ **Busy market town centre location**
- ▶ **Suitable for a variety of uses include A3, subject to planning**
- ▶ **Excellent frontage within pedestrianised shopping area**

For enquiries and viewings please contact:



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### Location

Mansfield is an historic market town and busy sub-regional retailing center, located 15 miles north of Nottingham.

The town has a shopping catchment close to 320,000 and the majority of national multiple retailers are represented in the town.

The property is situated on Stockwell Gate which runs in a westerly direction from its junction with the Market Place.

The town's award winning new transport interchange is situated a short distance from the rear of the premises.

### Description

The property comprises a two storey retail showroom with full height glazing, large open plan sales area on the ground floor, further showroom space on the first floor along with offices and staff facilities. There is level loading access from the rear with goods lift access to the ground floor.

The premises are currently undergoing a refurbishment including insulating to the roof, new suspended ceilings with LED light panels, new electrical installation.

There are two parking spaces to the rear of the premises.

### Accommodation

	Sq M	Sq Ft
Ground Floor Sales	321	3,455
Ground Floor Ancillary	6	65
First Floor Sales	129	1,389
First Floor Ancillary	172	1,851
<b>Total</b>	<b>582.8</b>	<b>6,273</b>

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement First Edition.

### Planning

We understand that the premises have an existing Class A1 Retail consent under the Town & Country Planning Act (Use Classes Order) 1987. Prospective occupiers are advised to direct any enquiries to Mansfield District Council.NG18 1LA

### Tenure

The premises are available on a new full repairing and insuring lease on flexible terms.

### Business Rates

Rateable Value 2010 Listing £37,250  
Source: VOA website

### Rent

Rental on application

### VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

### Legal Costs

Each party is to bear their own legal costs incurred with this transaction.

### EPC

The premises has an EPC assessment of: C (64)

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