

RETAIL WAREHOUSE TO LET
11-13 STATION ROAD, SUTTON IN ASHFIELD
NG17 5FF

557.41 sq m (6,000 sq ft) approx.

Ryden



LOCATION

Sutton in Ashfield is a market town located approximately 12 miles north of Nottingham, approximately 20 miles south of Sheffield and 4 miles west of Mansfield.

The unit fronts Station Road on the southern edge of the town directly opposite The Broad Centre which is home to a variety of retailers including Pets At Home, Oak Furnitureland, Anytime Fitness, Matalan, Poundstretcher and Lidl.

DESCRIPTION

The property is a well presented Retail Warehouse in an extremely prominent position that is part of a small development that also includes Dominos.

The unit is of steel portal frame to provide a large retail area. The unit also has a store area, small office, kitchen and WC facilities.

Externally, the property has the benefit of having a large car park to the front and rear of the property.

SUMMARY

- Ground floor retail warehouse
- Prominent position opposite the popular Broad Centre
- Nearby occupiers include Lidl, Matalan and Oak Furniture

ACCOMMODATION

The property provides the following approximate accommodation which has been measured on a gross internal area basis in accordance with the RICS Code of Measuring Practice.

	Sq m	Sq ft
Ground Floor	557.41	6,000

TERMS

The property is available by way of a new Full Repairing and Insuring Lease, for a term to be agreed.

RENT

We are quoting a rent of £72,000 per annum exclusive of Rates, VAT and all other outgoings.

LEASE TERM

The property is available by way of a new Full Repairing and Insuring Lease

REPAIRS AND INSURANCE

The tenant will be responsible for all repairs and maintenance for the duration of the lease.

BUSINESS RATES

We are advised that the rateable value in the 2017 List is £79,000 however interested parties should make their own enquiries direct with the Rating Department of the Local Authority to verify the current rating liability.

SERVICE CHARGE

The tenant will be responsible for the payment of the Estate Service Charge. For further information, please contact the joint agents.

EPC

A copy of the EPC is available on request.

CONTACTS



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or contact the joint Agents, Rebecca Heptonstall of BNP Paribas on 0113 237 6684 and rebecca.heptonstall@bnpparibas.com or Lucy Bradley on 0113 237 6667 and lucy.bradley@bnpparibas.com

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MAPS



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