

TO LET

PRIME RETAIL SHOP

**40 LOW STREET
SUTTON IN ASHFIELD
NOTTS
NG17 1DG**



- ◆ *Fitted Out Sales: 50.45 sq m / 642 sq ft*
- ◆ *Potential Sales Area: 69.44 sq m / 747 sq ft*
- ◆ *Ancillary Upper Floor*
- ◆ *Prime Retail Location fronting recently re-landscaped precinct*
- ◆ *Close to Idlewells Shopping Centre*
- ◆ *Market Town Location*
- ◆ *Two Rear Parking Spaces*

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www.mathiasperry.co.uk

North Muskham Prebend, Church Street, Southwell, Nottinghamshire, NG25 0HQ

SITUATION

Prime location on Low Street.

Low Street provides access to the Idlewells Shopping Centre where there are a number of retailers including Boots, Greggs, New Look and there is a large indoor market.

There is a large underground car park below the shopping centre and also parking at Asda which is a short distance away.

DESCRIPTION

Ground floor retail shop currently partitioned into a front sales area with rear servicing area including two parking spaces. The retail area could be refitted to provide an open plan ground floor retail area with first floor accommodation over.

ACCOMMODATION

Ground Floor

As Fitted:

Sales Area 55.25 sq m / 594 sq ft

Kiosk 4.49 sq m / 48 sq ft

50.45 sq m / 647 sq ft

Overall Built Area 69.44 sq m / 747 sq ft

First Floor

Open Area 37.76 sq m / 40 sq ft

Ancillary Toilets Off

LEASE AGREEMENT

Available on a new full repairing and insuring lease for a term of three or six years, or longer.

RENT

£15,000 per annum exclusive.

OUTGOINGS

From an inspection of the 2023 rating list on the Valuation Office Agency Internet Site the following assessment applies:-

Rateable value of £12,000

The business rate poundage figure for the year commencing 01.04.25 is 0.555. We have not made any enquiries as to whether any transitional arrangements exist and potential occupiers must make their own enquiries to verify the assessment provided. The property may qualify for small business rates relief.

SERVICES

We are advised that all mains services are available although connections may be required. Interested parties should make enquiries direct with utility providers to verify availabilities.

LEGAL COSTS

The ingoing tenant will be responsible for contributing £600 plus VAT towards the legal costs incurred by the landlord in drafting the new lease and to cover the landlords abortive legal costs if the lease agreement does not complete.

MISREPRESENTATION ACT

Mathias Perry for themselves and for the vendors/lessors of this property whose agents they are take no responsibility for any error, mis-statement or omission in these details. Measurements are approximate and are for guidance only. These particulars do not constitute an offer or contract and members of the agents firm have no authority to make any representation or warranty in relation to the property. All prices and/or rents are quoted exclusive of VAT, rates and other outgoings.

ANTI-MONEY LAUNDERING LEGISLATION

The Money Laundering Regulations require us to formally identify parties to a transaction. Interested parties will be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill.

EPC

The EPC Asset Rating for the unit is D(95), the report is available via the agents.

VIEWING

By prior appointment with the sole agents:-

Mathias Perry Limited
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