

MUSSON LIGGINS

PHOTO NOTTINGHAM
WEDDING PORTRAIT COMMERCIAL

0115
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- FAMILY
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NOTTINGHAM

65 MANSFIELD RD TO LET

Two Storey
Retail Unit

£12,000

PER ANNUM EXCLUSIVE

89.52 sq m (964 sq ft)

65 Mansfield Road,
Nottingham
NG1 3FN

📞 0115 941 5241

✉️ william@mussonliggins.co.uk

🌐 mussonliggins.co.uk

GENERAL DESCRIPTION

The property comprises of a retail unit with upper floor accommodation.



FEATURES

- ▶ SELF CONTAINED UNIT
- ▶ PROMINENT POSITON



65 Mansfield Road,
Nottingham
NG1 3FN



LOCATION

The premises are situated on Mansfield Road, one of Nottingham city centre's principal arterial routes, approximately 0.3 miles north east of Old Market Square, Nottingham's principal retail and civic hub. The property occupies a prominent position within an established mixed-use pitch, within close proximity to a wide range of city centre amenities.

Mansfield Road and the surrounding streets accommodate a diverse mix of occupiers including independent retailers, restaurants, cafés, bars, and professional service businesses, together with a significant residential population in the surrounding area.

The location benefits from excellent public transport links, with Nottingham Railway Station approximately 0.8 miles to the south, together with regular bus services operating along Mansfield Road and tram services accessible from the nearby Old Market Square and Royal Centre stops. The property also enjoys convenient access to the wider city centre road network and ring road.

DESCRIPTION

The premises comprise of a ground floor retail unit forming part of a Grade II multi-storey former mill building. The premises benefit from upper floor office/studio accommodation.

The unit benefits from a prominent shop front, providing good natural light and frontage onto Mansfield Road.

Ancillary facilities are provided including a kitchenette and WC.

65 Mansfield Road	M ²	Ft ²
Ground Floor Retail	47.25	509
First Floor Offices	42.27	455
Total Area	89.52	964





BUSINESS RATES

Rateable Value from 1 April 2026: **£15,250**

This is not the amount you will pay. Budget figures are available from the Agents.

For further information on Rates Payable and Small Business Rates Relief contact Nottingham City Council.

PLANNING

For further information, please contact Nottingham City Council.

EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the building's Energy Performance Certificate can be obtained from the Agents .

TERMS

The premises are available To Let by way of a New Lease on terms to be agreed

RENT

£12,000 (Twelve Thousand Pounds) Per Annum Exclusive

SERVICES

We understand that mains electricity, water and drainage are connected to the premises.

However, we recommend that interested parties contact the relevant service providers to confirm this.

VAT

Prices are quoted exclusive of Value Added Tax (VAT).

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

CONTACT

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MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

MUSSON LIGGINS



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At Musson Liggins we aim to deliver a personal and professional service you can trust, with clear, practical advice and guidance.

Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.



MATTHEW WADE BSC (HONS) MRICS
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WILL COWLEY
APPRENTICE SURVEYOR

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