

# TANNERS

Net Internal Area: 1547 Sq. Ft / 148.35 m<sup>2</sup>

**£15,000** Per Annum Exclusive

- Ground floor business premises, including basement
- Large double unit
- Located in a prominent position
- Large versatile space suitable for a variety of uses  
(Subject to Planning)



**79-81 Mansfield Road**  
**Daybrook**  
**Nottingham | NG5 6BH**

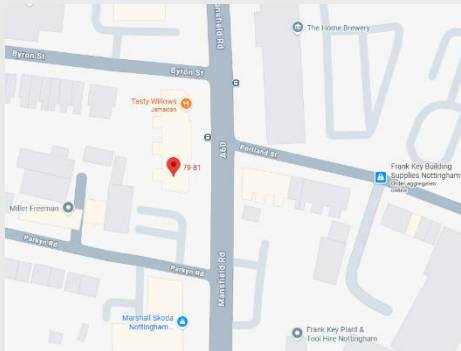
 Tanners Chartered Surveyors, 28-30 Pelham Street, Nottingham, NG1 2EG  Tel: 0115 9586 586  Email: [tanners@tannersproperties.co.uk](mailto:tanners@tannersproperties.co.uk)

## The Property

The property comprises of a ground floor double unit, including a large basement area and separate WC facilities. The property is suitable for a variety of uses subject to planning.

## The Location

The property is situated in a prominent position and is located on a major arterial route, the A60 Mansfield Road, to/from Nottingham City Centre. Benefitting from a main road double frontage with a high daily traffic flow, the property is also surrounded by a mix of successful independent and national business.



## Lease Terms

The property is available to let by way of a new fully repairing and insuring lease for a term to be agreed.

## Town and Country Planning

We believe the property has consent for uses falling within Class E of the Town and Country Planning (Use Classes) Order 2020.

This information is given for guidance only and interested parties are advised to make their own enquiries with the local planning authority.

## Business Rates

Authority: Nottingham City Council.

Current Rateable Value: £11,000.

This information is given for guidance only and interested parties are advised to make their own enquiries with the local billing authority.

## Legal Costs

Each party is to be responsible for their own legal costs.

## EPC

A copy of the EPC is available upon request from the Agents.

## Viewing

Strictly by appointment with the Managing Agents, please contact:

T: 0115 9586 586

E: [tanners@tannersproperties.co.uk](mailto:tanners@tannersproperties.co.uk)

## Accommodation

Measured on a Net Internal basis, for guidance only:

	SQ FT	SQ M
Ground Floor	944	92.34
Basement	603	56.01

