

# TO LET

## ROADSIDE / TRADE RETAIL

### FORMER ATS PREMISES

**UNIT B**  
**SOCK MINE BUSINESS PARK**  
**COXMOOR ROAD**  
**SUTTON IN ASHFIELD**  
**NOTTS**  
**NG17 5LA**

- ◆ *Prominent location*
- ◆ *Substantial forecourt parking*
- ◆ *550 sqm (5916 sq ft)*



**01636 815808**

[www.mathiasperry.co.uk](http://www.mathiasperry.co.uk)

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

## SITUATION AND DESCRIPTION

Prominent unit located on Coxmoor Road close to the A38 link road.

The unit occupies mid-terraced premises with glazed display frontage and two roller shutter entry doors, together with approximately 17 on site parking spaces, incorporating 7 that are double parked.

## ACCOMMODATION

Premises	550 sq m	5916 sq ft
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## LEASE AGREEMENT

Available on a new 10 / 15 year full repairing and insuring lease with provision for five yearly rent reviews and break clauses if required at a commencing rent of £45,000 per annum exclusive.

There is a service charge for recovery of electricity, drainage, water and maintenance / cleaning of the external area, full details available from the agents.

Three months rent including VAT will be payable as a deposit.

## OUTGOINGS

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

*Rateable Value: £20,000*

*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.*

## SERVICES

We are advised that all mains water, electricity and drainage is 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 issuing a contract or drafting the new lease and to cover the landlords abortive legal costs if the contract or lease agreement

## EPC

The EPC Asset Rating for the unit is C(57). The EPC is available via the agents.

## 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.

## VAT

All figures are quoted exclusive of any VAT which may apply.

We are advised that the property is not registered for VAT.

## VIEWING

By prior appointment with the sole agents:-

Mathias Perry Limited  
North Muskham Prebend  
Church Street  
Southwell  
Notts NG25 0HQ  
Contact: Owen J Mathias  
Tel: 01636 815808  
Email: [owen@mathiasperry.co.uk](mailto:owen@mathiasperry.co.uk)

## 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.