

TO LET

**3 WESTGATE
MANSFIELD
NOTTINGHAMSHIRE**



RETAIL PREMISES

GF SALES: 1,073 SQ FT (100 SQ M)

PROMINENT LOCATION CLOSE TO MANSFIELD'S MARKET PLACE

CLOSE PROXIMITY TO FOUR SEASONS SHOPPING CENTRE

CURRENTLY FITTED AS A BUTCHERS BUT COULD BE SUITABLE FOR ALTERNATIVE RETAIL USES (STP)

AVAILABLE IMMEDIATELY

SAT NAV: NG18 1RY

Property Particulars

**Geo
Hallam &
Sons**

**0115 958 0301
www.geohallam.co.uk**

LOCATION

The property is located on Westgate adjacent to the historic Market Place which forms the heart of Mansfield Town Centre close to the junction of Stockwell Gate and Westgate.

Stockwell Gate and Westgate form the main entrance into the Four Seasons Shopping Centre which is situated immediately adjacent to the subject premises and therefore offers a high foot flow.

The property overlooks the Market Place where regular market dates take place and there is good access to the public car park serving Mansfield Town Centre.

DESCRIPTION

The property comprises a retail unit arranged over ground and first floor. It is understood that the property is of reinforced concrete frame construction with a mixture of brick and block elevations under a pitched and tiled roof.

The property has recently been vacated by Crawshaw's Butchers and the majority of their fit out remains in situ. Therefore, it is an ideal opportunity for a similar user, however, alternative users will of course be considered.

ACCOMMODATION

Description	sq m	sq ft
Ground Floor Sales	100	1,073
First Floor Ancillary	106	1,141
Sub-total	206	2,214
ITZA	62.9	677

(Measurements are quoted on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice, 6th Edition)

TERMS OF DISPOSAL

The premises are available by way of a new fully repairing and insuring lease for a term of years to be agreed.

QUOTING RENT

The property is available at a rental of:
£40,000 per annum exclusive

BUSINESS RATES

From enquiries made of the VOA website, we understand that the property is currently assessed as follows:

Local Authority: Mansfield District Council
Description: Shop and Premises
Rateable Value: £45,000

SERVICES

It is understood that mains gas, water and electricity are available and connected to the premises.

PLANNING

From enquiries made of Mansfield District Council it is understood that the property currently has the benefit of an A1 (Retail) consent.

Alternative retail uses may be permitted, although interested parties are advised to make their own enquiries of Mansfield District Council's Planning Department in respect of their proposed use.

VAT

All rents are quoted exclusive of VAT if applicable.

ENERGY PERFORMANCE CERTIFICATE

We are advised that the property has an Energy Performance Asset Rating of D(78).

LEGAL COSTS

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

VIEWING

Strictly by appointment with the joint sole agents Geo. Hallam & Sons:

Contact: Giles Davis
Email: giles@geohallam.co.uk
Direct Tel: 01159 580 301

Or

Tienda Property

Contact: John Lane
Email: john.lane@tiendaproperty.co.uk
Direct Tel: 0777 9001874

May 2019



**Geo
Hallam &
Sons**

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Chartered Surveyors

**24 Regent Street
Nottingham
NG1 5BQ**

**Tel : 0115 958 0301
Fax : 0115 950 3108**

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