



5-7 Stockwell Gate, Mansfield, East Midlands NG18 1JY

Prime Retail Opportunity

- ▶ **£50,000 per annum exclusive**
- ▶ **Prominent glazed frontage of 36ft (10.97m) onto a pedestrianised prime pitch**
- ▶ **In close proximity to the Four Seasons Shopping Centre, Mansfield Marketplace and the new Bus Interchange.**
- ▶ **Suitable for a variety of uses, STP**

For enquiries and viewings please contact:



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Location

The site is located in the market town of Mansfield, situated 12 miles from Nottingham, with a population of c. 110,000 and a catchment of 470,000 within a 10-mile radius.

The property is located along the southern face of Stockwell Gate, which is a short walk from the Four Seasons Shopping Centre and Market Place. The property is in close proximity to a new drive thru/to site which includes Taco Bell, Tim Hortons and Dominos as well as the new Mansfield Bus Interchange which provides extensive access to Mansfield's surrounding conurbation.

Many national occupiers are located within the surrounding pitches including TK Maxx, Next, Boots, Poundland, Costa, Sports Direct and Greggs.

Description

The subject property is arranged across 4 storeys, with ground floor sales accommodation with a prominent frontage of 36ft (10.97m) onto Stockwell Gate, as well as stores and staff accommodation across first, second and third floors.

Accommodation

	Sq M	Sq Ft
Ground Floor Sales	196.2	2,112
First Floor	74.8	805
Second Floor	45	484
Third Floor	59.5	641
Total	375.5	4,042

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Planning

From online enquires it is our understanding that the property benefits from planning permission for its current use under Use Class E (commercial service and business) under the Town and County Planning (Use Classes) Order 1987 and its subsequent amends.

Interested parties should make their own enquiries to Mansfield District Council.

Tenure

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

Subject to vacant possession.

Business Rates

Property Description: Shop & Premises

Rateable Value: £53,000

Rates Payable: £27,136 (based on the small business rates of 49.9p, effective until March 2023).

The draft valuation has been updated by the Valuation Office Agency and is as follows;

Property Description: Shop & Premises

Rateable Value: £32,750

Rates Payable: £16,342.25 (based on the small business rates of 49.9p, effective until March 2024).

This will come into effect from April 2023.

All retail, leisure and hospitality users will be entitled to 50% rates relief or rates payable up until April 2023, which will increase to a 75% discount from April 2023.

(Source: VOA)

Rent

£50,000 per annum exclusive

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

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

Viewings

Viewings are by appointment with Innes England or our joint agent:

FHP Tel: 0115 950 7577

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