

Rare freehold in prime town centre location with redevelopment potential

277.96m²
(2,992ft²)

- Freehold
- Ground floor/basement retail unit
- Separately accessed first and second floors (potential to redevelop (STP))
- Prime pedestrianised retail pitch in the town
- Nearby occupiers include M&S, Primark, WH Smith, Costa Coffee and McDonalds
- Offers over £350,000



FOR SALE



Location



Gallery



Contact



Location

Mansfield is an established market town in North Nottinghamshire situated approximately 15 miles north of Nottingham and 24 miles south of Sheffield. It has a population of approximately 110,000 according to the 2021 Census.

West Gate is the prime pedestrianised retail pitch within the town centre, the Four Seasons Shopping Centre is situated close by as is the Market Square which is home to the town's open market. Nearby occupiers in the immediate vicinity include M&S, Primark, WH Smith, Costa Coffee, TUI, McDonalds and River Island to name a few.

Accommodation

The property provides the following approximate areas:-

Description		
Ground Floor Sales	137m ²	1,476ft ²
Basement Ancillary	39m ²	420ft ²
First Floor Sales	54.06m ²	581ft ²
Second Floor Stores	47.93m ²	515ft ²
Total	277.96m²	2,992ft²





Tenure

Freehold subject to vacant possession.

Tenants / Possession

The ground floor tenant (Millets) is currently occupying the property on a recently agreed flexible basis at £20,000 per annum, with mutual break rights subject to 8 weeks prior written notice. As such, the property can either be sold with vacant possession or with Millets in place on these terms.

The first and second floors are accessed separately from West Gate, they are vacant and could either be let as is or be suitable for redevelopment (STP).

Price

The freehold is available at a quoting price of:-

Offers over £350,000

VAT

VAT is applicable at the prevailing rate.

Identity Checks

In order to comply with anti-money laundering legislation, any purchaser will be required to provide identification documents. The required documents will be confirmed and requested from the successful purchaser at the appropriate time.



Business Rates

We understand from the Valuation Office Agency that the ground floor and upper floors are currently assessed independently as follows:-

Ground Floor	-	£37,000
First & Second Floors	-	£5,400

EPC

A copy of the EPC is available upon request.

Legal Costs

Each party are to bear their own legal costs incurred.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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