

MULTI-USE E CLASS UNIT – TO LET

**UNIT 2, JUBILEE BUILDINGS
OUTRAM STREET, SUTTON IN ASHFIELD, NOTTINGHAMSHIRE**

SAT NAV REF:

NG17 1DE



- Former hairdressers fronting Outram Street adjacent The White Room and Lovely Jubbly. Ex Wilkos opposite to be West Notts College opening Summer 2025
- Light crossing linking to Low Street and Portland Square and rear loading.
- Ground Floor - 54 sq. m (581 sq ft)
- First Floor- 52 sq. m (565 sq ft).
- Total area - 104 sq m (1,119 sq ft).
- To Let - £14,000 pax. New lease. NO VAT.
- **NO BUSINESS RATES FOR QUALIFYING OCCUPIERS**

TEL: **0115 986 3555**



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- K. Where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers/tenants should, however, make their enquiries into such matters prior to purchase/letting.
- L. All prices, rentals and service charges are quoted exclusive of VAT and interested parties are asked to take independent advice.

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LOCATION

The premises occupy a prominent location on the fringe of the Town Centre opposite Portland Square and benefitting from a light-controlled crossing close by linking the premises to Low Street and the Market Place.

The parade includes The White Room Hairdressers, Lovely Jubbly, Flower Life and The Lash and Brow Bar. The Dessert Shop, Papa John's Pizza and Angling Direct are to the rear of the block with a car park. There is a pay to park 25 space car park off Portland Street also. The former Wilkos store opposite to be converted for West Notts College opening Summer 2025.

DESCRIPTION

Unit 2 comprises a mid-parade ground floor retail unit with aluminium framed shop front, glazed central entrance door and electrically operated security shutter (not tested).

There is a modern well-fitted ground floor WC and basin facility and rear storage/sink area.

To the rear there is a staircase to first floor. There is first floor ancillary multi-use space plus kitchenette and separate WC. There is a large floor mounted modern electric hot water tank of the type used in the hairdressing industry (not tested).

There is rear loading and bin area via a shared access off Portland Street.

ACCOMMODATION

Ground Floor	-	54 sq m (581 sq ft)
First Floor -		50 sq m (538 sq ft)
Total Area -		104 sq m (1,119 sq ft)

RENTAL

£14,000 pax

LEASE

The premises are available by way of a new full repairing lease on terms to be agreed.

RATING ASSESSMENT

Rateable Value (2023) - £11,250- Free business Rates for qualifying occupiers. Interested parties are asked to verify this information with the Rating Department at Ashfield District Council. There are no Business Rates for qualifying occupiers.

PLANNING

The premises come under the E (a) Classification from 1 September 2020 having been a retail unit. The unit would suit a range of uses under E Class including retail, financial/professional services, and bistro/café without the need for additional Planning Permission. However, the landlords are looking for complimentary uses within the block.

Please note that E Class also includes the old B1(a) (offices), B1(b) (research facilities) and clinics formerly under D1, and certain leisure/gymnasiums type uses formerly under D2.

However, interested parties should contact Ashfield District Planning Department, telephone no: 01623 450000 to satisfy themselves in that regard.

Neither New West Ltd nor the landlords offer any warranty in respect of the Planning, Building or Fire Regulations and interested parties must undertake their own survey and advice.

LEGAL COSTS

The incoming tenant will be responsible for the landlords' legal costs incurred in the transaction, together with any VAT thereon.

COMMERCIAL ENERGY PERFORMANCE CERTIFICATE

The premises have an EPC Rating of D94. Copies of the Energy Performance Certificate & Recommendations Report are available to applicants on request.

VAT

We understand VAT is not charged on the rental. However, the position regarding VAT is always reserved.

MONEY LAUNDERING POLICY

In accordance with Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful tenant.

VIEWING

Strictly by appointment through the sole agents: **New West, 17 The Triangle, NG2 Business Park, Nottingham, NG2 1AE.**
Telephone - 0115 986 3555

Philip Westin-Hardy 07771 754384

Email: philip@newwest.co.uk

PNW/1867/4.25





Energy performance certificate (EPC)

Unit 2
Jubilee Buildings
Outram Street
Sutton in Ashfield
NG17 1DE

Energy rating

D

Valid until: **10 December 2033**

Certificate number: 1307-7759-0748-8158-6460

Property type

Retail/Financial and Professional Services

Total floor area

121 square metres

Rules on letting this property

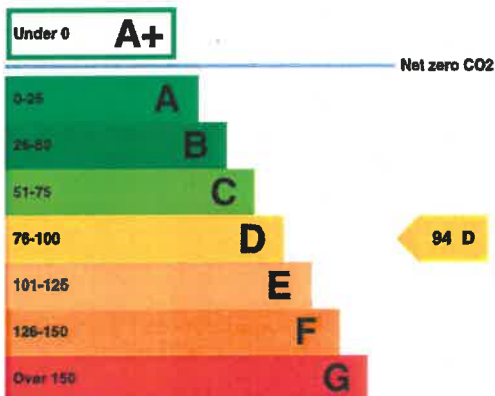
Properties can be let if they have an energy rating from A+ to E.

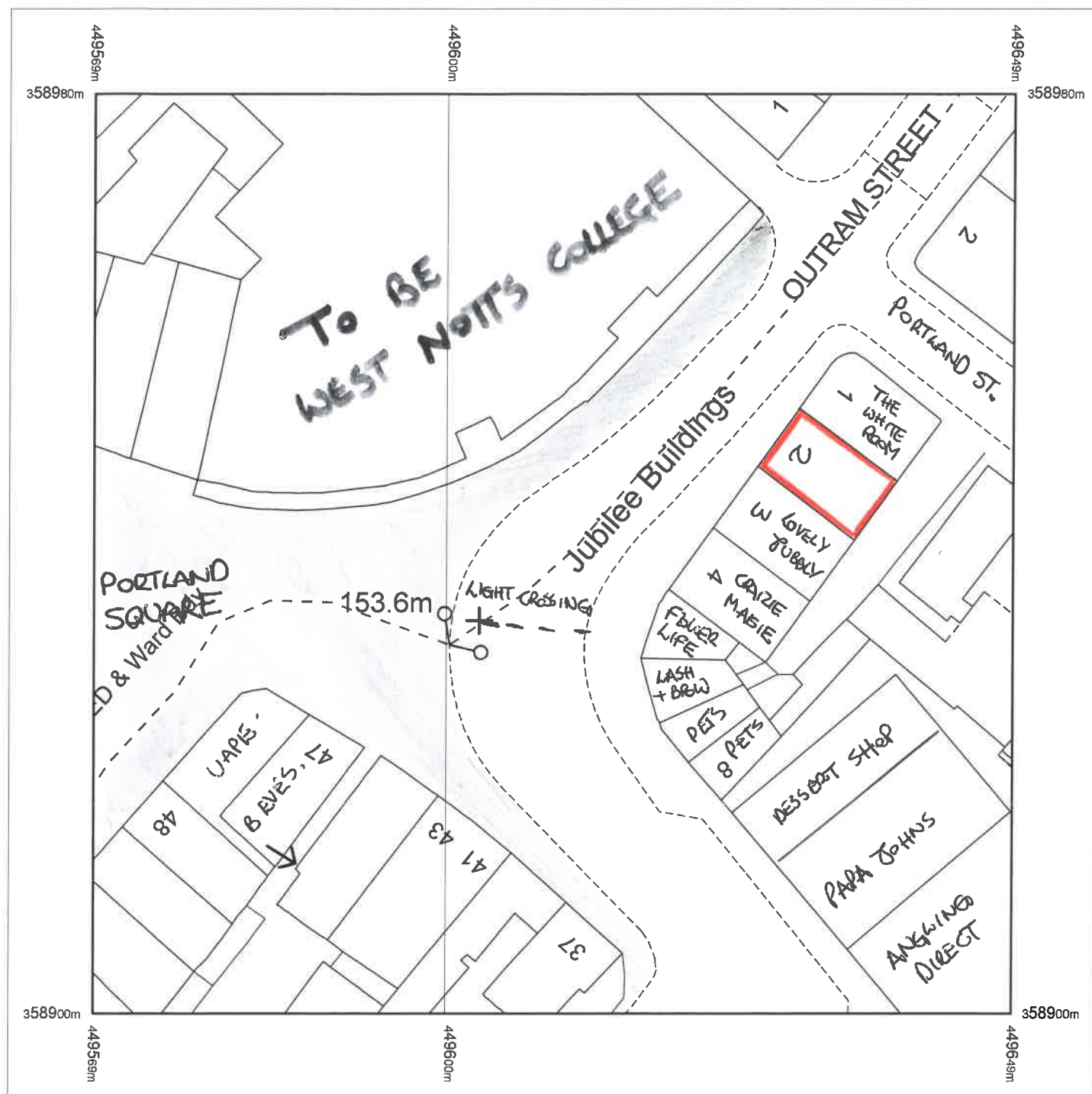
Energy rating and score

This property's current energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.





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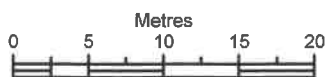
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