

Units 1-2 Portland Retail Park | Mansfield | NG18 1HA

Prominent Retail Park Unit To Let - Ground Floor Former Gym Remaining

1,331m²
(14,327ft²)

- Sublease available up to October 2041
- Well established Retail Park comprising 150,000ft² of retail
- Direct access from Mansfield's inner ring road
- Nearby retailers include JYSK, Dunelm, Smyths Toys, SCS, Carpet Right and Bensons for Beds



TO LET



Location



Gallery



Contact



Location

Portland Retail Park is located on the southern side of Mansfield town centre located just off the A60 which forms a main arterial route into the town from the south.

The retail park benefits from 150,000ft² of retail accommodation and 650 car parking spaces.

The Property

The property is a former DW Fitness gym arranged over ground floor.

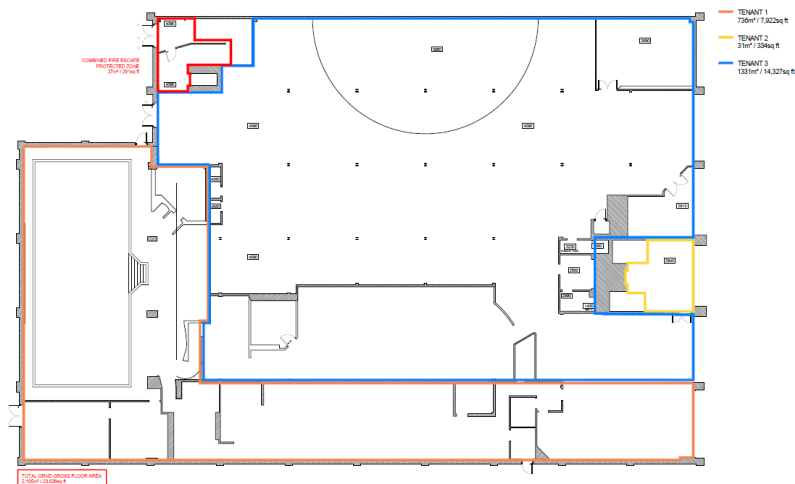
Accommodation

The property provides the following approximate areas:-

Floor	m ²	ft ²
Ground Floor	1,331	14,327

EPC

A copy of the EPC is available on request.





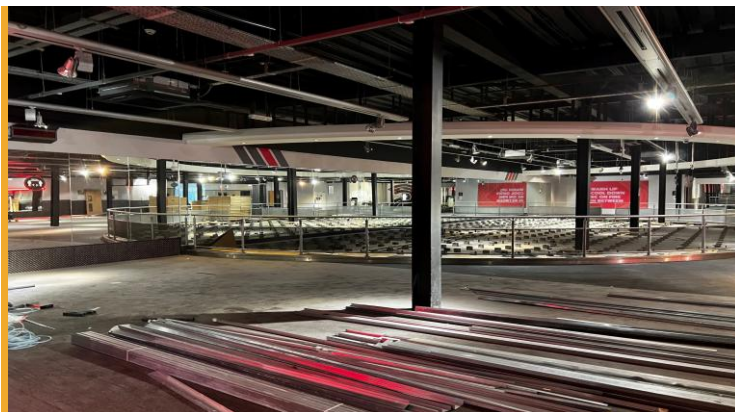
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Lease Terms

The property is available by way of a sublease up until October 2041 from Swim Sports Company Ltd (a subsidiary of JD Gyms) who occupy the ground floor unit trading as Swim and first floor unit trading as Beth Tweddle Gymnastics.

Rent

Rent on application.

Use

Uses must not conflict with the head tenant and uses that will be excluded will include but not exhaustive to are swimming and gym.

Service Charge

A service charge is applicable for maintenance of the building and communal areas, further details available on request.

Business Rates

Business rates are to be assessed upon occupation.

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.



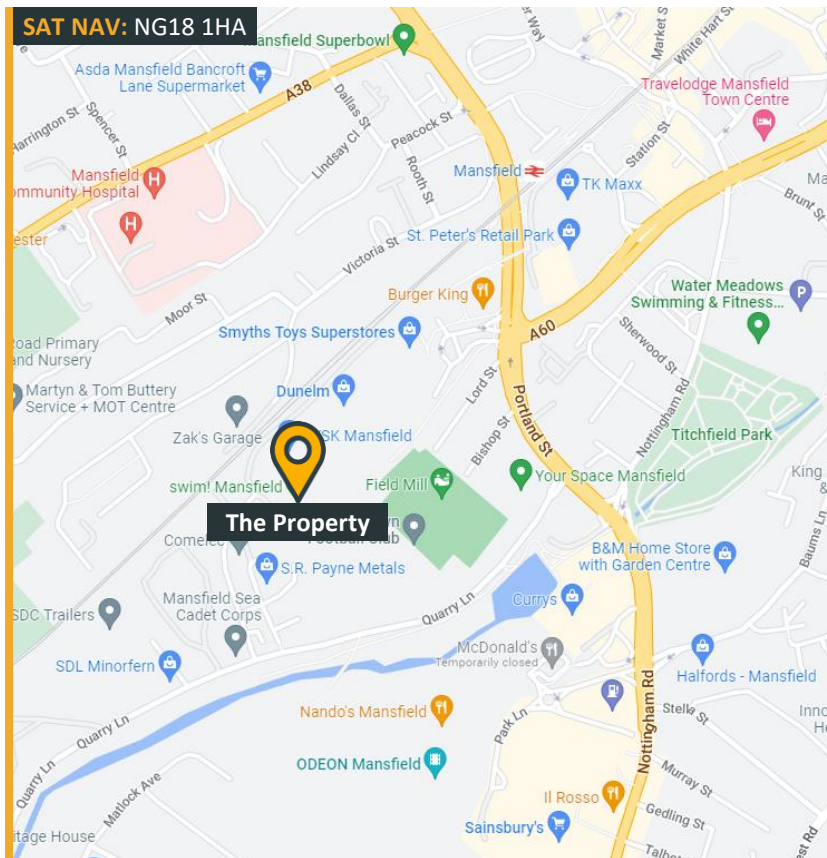
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VAT

VAT is applicable at the prevailing rate.

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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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.