

32 Low Street | Sutton-in-Ashfield | Nottinghamshire | NG17 1DG

## Prominent Retail Unit in Sutton-in-Ashfield Town Centre (Subject to vacant possession)

Total Area  
176.73m<sup>2</sup> (1,902ft<sup>2</sup>)

- Situated on the pedestrianised zone
- Suitable for a variety of operators (STP)
- Benefits of town's nearby free car parking (2h)
- Nearby occupiers include **Birds Bakery, Card Factory, Mansfield Building Society** and **CEX**
- Quoting rent - £17,500 per annum exclusive



TO LET



Location



Gallery



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## Location

Sutton-In-Ashfield is a market town in Nottinghamshire, with a population of 36,404 (census 2021), it is the largest town in the Ashfield District, 4 miles west of Mansfield and 12 miles north of Nottingham.

The subject premises is situated on Low Street, the pedestrianised section of Sutton in Ashfield's Town Centre, a short distance from the entrance into Idlewells Shopping Centre.

The property benefits from being in close proximity to the town's principal car park which provides two hours free car parking.

Nearby operators include Birds Bakery, Card Factory, Mansfield Building Society and CEX.

## The Property

The property is a ground and first floor retail premises with a prominent glass frontage onto Low Street. The ground floor provides an open-plan sales area with two private consultation rooms. The first floor consists of numerous office/storage rooms and staff facilities.

## Accommodation

The property provides the following approximate areas:-

| Description                | m <sup>2</sup> | ft <sup>2</sup> |
|----------------------------|----------------|-----------------|
| Ground Floor Sales         | 92             | 990             |
| First Floor Office/Storage | 84.73          | 912             |
| <b>Total</b>               | <b>176.73</b>  | <b>1,902</b>    |





## Lease Terms

The property is available on a new effective full repairing and insuring lease for a term of years to be agreed.

## Rent

The property is available at a rent of:-

**£17,500 per annum exclusive**  
**(seventeen thousand five hundred pounds)**

## Planning

The property falls within **Use Class E** and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre and gym.

This information is for guidance only and all parties should check themselves with the local planning authority.

## Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

**Rateable Value from 1<sup>st</sup> April 2026: £19,000**

From 1st April 2026 rates payable for qualifying retail, hospitality and leisure (RHL) businesses is based on a multiplier of: 38.2p. This information is for guidance only and all parties should check themselves with the local billing authority.



Location

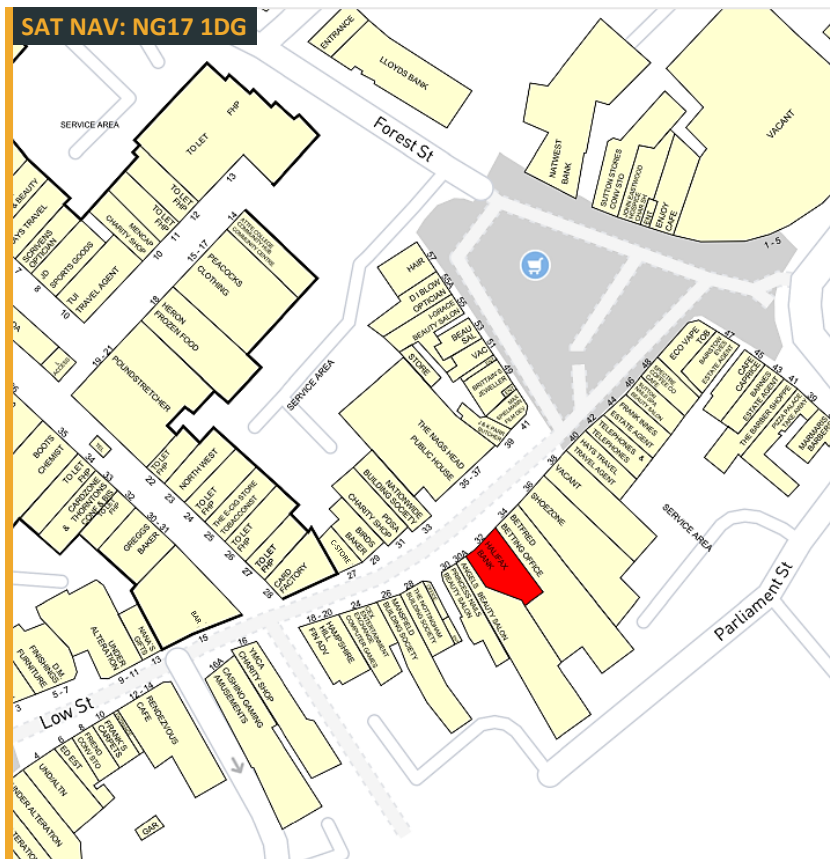


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## SAT NAV: NG17 1DG



## VAT

VAT is applicable.

## Legal Costs

Each party will bear their own legal costs incurred.

## EPC

The property has an EPC rating of B (44). A copy of the Energy Performance Certificate is available upon request.

## Further Information

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

**Dom Alston**

07890 568 077

dom.alston@fhp.co.uk

**Lex Grace**

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26/03/2026

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