



**Former Cafe, Mansfield Bus Station, Quaker Way, Mansfield, Nottinghamshire
NG18 1JJ**

Rare Grab and Go Opportunity

- ▶ **NIA: 508 SQFT (47.2 SQM)**
- ▶ **Located next to bus station entrance and opposite a number of bus terminals**
- ▶ **Available for immediate occupation**
- ▶ **Located within Mansfield Bus Station**

For enquiries and viewings please contact:



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Location

The subject premises is located within Mansfield, is a market town with a population of 110,500 situated 16.3 miles north of Nottingham. The town has excellent road connections with Junctions 28 and 29 of the M1 Motorway 6.5 miles to the east.

The unit is located within Mansfield Bus Station, a £9m development completed in early 2013 which sees x annual passengers. The station is open 5:30am to 12am, serving 39 bus routes connecting Mansfield to Nottingham, Derby, Chesterfield and Newark as well as the surrounding towns and villages in North Nottinghamshire.

The bus station is a short walk from the pedestrianised pitch and marketplace which is occupied by a number of national and regional occupiers. There is a pedestrian footbridge connecting the bus station directly to Mansfield Train Station which sits on the Robin Hood Line, connecting to Nottingham and Worksop.

Description

The subject premises comprises a self contained retail unit within Mansfield Bus Station. The premises benefits from LED lighting, electric radiators, roller shutter door and tiled flooring.

The unit is located adjacent to one of four entrances and directly opposite a number of bus terminals.

Accommodation

	Sq M	Sq Ft
Sales	47.2	508
Total	47.2	508

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

Planning

We understand the property benefits from planning consent for the following uses:

Class E (Commercial, Business and Services use).

Making the premises suitable for uses such as a shop, cafe, restaurant, office, clinics, health centre and day nurseries.

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Tenure

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

Business Rates

Property Description: Shop & Premises

Rateable Value: £9,700

Rates Payable: £3,705.40 (based on the small retail, hospitality and leisure multiplier of 38.2p, effective until April 2027).

(Source: VOA)

Rent

£15,000 per annum exclusive

Service Charge

The Tenant is to pay a fair and reasonable proportion of the utility and refuse disposal costs. There is a maintenance charge levied for the upkeep and maintenance of the building.

Further details of both charges are available from the agent.

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

An EPC has been commissioned and will be available in due course.

Viewings

Viewings are by appointment with sole agents Innes England

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