



2 Outram Street, Sutton In Ashfield NG17 4AX

2900 Sq. ft open plan retail unit To  
Let

Sutton In Ashfield Town Centre

£15,000 per annum + VAT &  
Insurance

- 2900 sq ft of space over the ground floor area only.
- £15,000 per annum Plus VAT
- Available Immediately
- Sutton Town Centre
- All uses considered STPP

## 2 Outram Street, Sutton In Ashfield NG17 4AX

### Summary

Tenure - Leasehold  
Rent - £15,000  
VAT - Applicable  
Rates - £15,000 Rateable Value  
EPC - D (78)  
Legal Fees - Each party to bear their own costs

### Description

2 Outram Street offers an open plan ground floor retail space measuring approximately 2900 Sq. ft with rear access to Store room and W/c

### Location

A 2,900 Sq Ft Retail Outlet located on the section of Outram Street closest to the town centre accessing Forest Street and Low Street, directly in the shopping centre of Sutton.

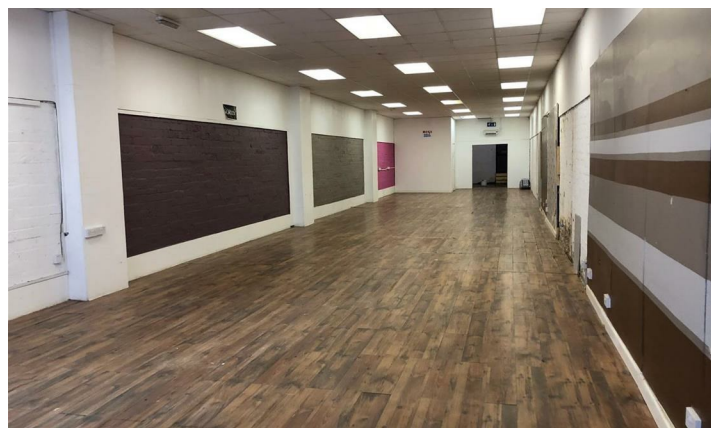
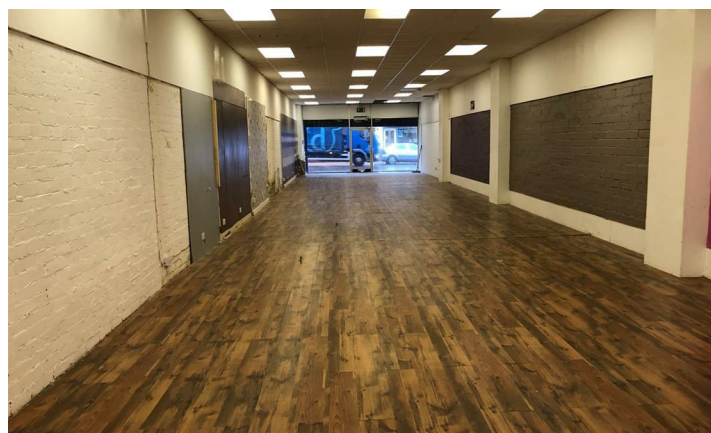
Sutton-In-Ashfield is a market town in the Ashfield district of Nottinghamshire, with an estimated population of around 45,800, it is situated approximately 4 miles West of Mansfield, and close to the Derbyshire border. Approximately 18 miles to the South is the County capital of Nottingham via the M1 motorway whilst Derby to the South West is between 20 and 27 miles either via the A38 or the M1/A52. Since 1995, the town is served by the Robin Hood Line which provides regular rail service between Nottingham and Worksop. The Sutton Parkway railway station is two miles south of the town centre at the junction of Low Moor Road (B6021) towards Kirkby-in-Ashfield and Penny Emma Way.

### Accommodation

Open plan retail space measuring approx. 2900 sq ft with to include large window frontage and ancillary storage space and w/c to the rear. With rear access.

### Terms

Offered to let on 5-year internal repairing and insuring lease terms, the initial passing rent is £15,000 per annum which is equal to approx. £5.20 per square foot. Tenants will be expected to pay a 3 months rent deposit. Building Insurance will be re-charged at cost.



### Viewing and Further Information

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