

# MUSSON LIGGINS



MANSFIELD  
**17 PECKS HILL**

**TO LET**

Modern Single Storey  
Industrial Unit

**£35,000**  
**PER ANNUM EXCLUSIVE**

334.45 sq m (3,600 sq ft)

 17 Pecks Hill, Mansfield,  
Nottinghamshire, NG18 2NS

 0115 941 5241

 [jack@mussonliggins.co.uk](mailto:jack@mussonliggins.co.uk)

 [mussonliggins.co.uk](http://mussonliggins.co.uk)

## GENERAL DESCRIPTION

The subject property comprises a modern single-storey industrial unit, currently configured as a self-storage facility.

### FEATURES

- ▶ SECURE AUTOMATED GATES
- ▶ GLASS RETAIL FRONTAGE
- ▶ PROMINENT POSITIONING



17 Pecks Hill  
Mansfield  
Nottinghamshire  
NG18 2NS



## LOCATION

The subject property has a frontage to Pecks Hill, on the outskirts of Mansfield in Nottinghamshire.

The subject location is predominantly residential in nature but is located within a small parade of commercial units.

The centre of Mansfield is located 2 miles to the west of the subject property accessed via the A60 which provides for a number of local amenities, including shops, restaurants, public houses and a rail and bus service.

The location is also in close proximity of the A617 which provides access to Junction 29 of the M1 motorway located approximately 5 to the northwest.

## DESCRIPTION

The subject property comprises a modern single storey industrial unit with a UPVC framed glass retail frontage.

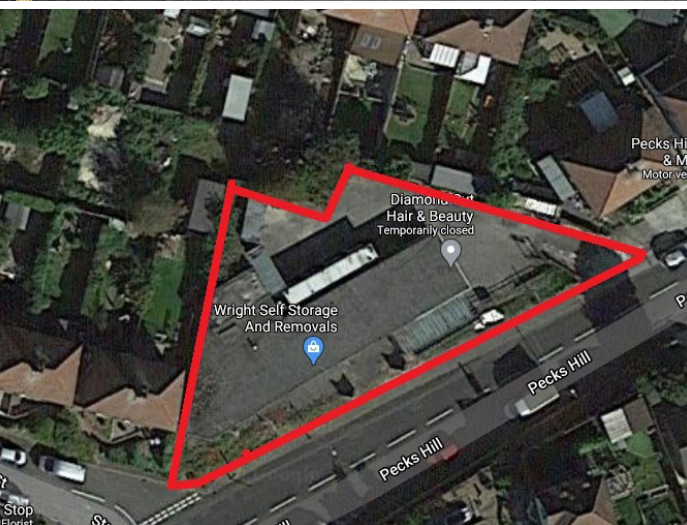
Internally the property in its current configuration is being used as a self-storage facility.

Externally there are a number of stand-alone container storage units (some of which are to be removed).

Access to the warehouse is through a secure automated gate accessed via Pecks Hill.

17 Pecks Hill	M <sup>2</sup>	Ft <sup>2</sup>
<b>Total Accommodation</b>	334.45	3,600





## BUSINESS RATES

Budget figures are available from the Agents.

For further information on Rates Payable and Small Business Rates Relief contact Mansfield District Council.

## PLANNING

We understand that the property has Planning Consent for its existing use.

We understand that the premises has had previous use as a Car Showroom/ Garage, Pet Food Shop, and Warehouse.

For further information, please contact Mansfield District Council.

## EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the existing building's Energy Performance Certificate can be obtained from the Agents

## TERMS

The premises are available To Let by way of a New Lease on terms to be agreed

## RENT

**£35,00 (Thirty Five Thousand Pounds) Per Annum Exclusive**

## SERVICES

We understand that mains electricity, water and drainage are connected to the premises. However, we recommend that interested parties contact the relevant service providers to confirm this.

## VAT

Prices are quoted exclusive of Value Added Tax (VAT).

## LEGAL COSTS

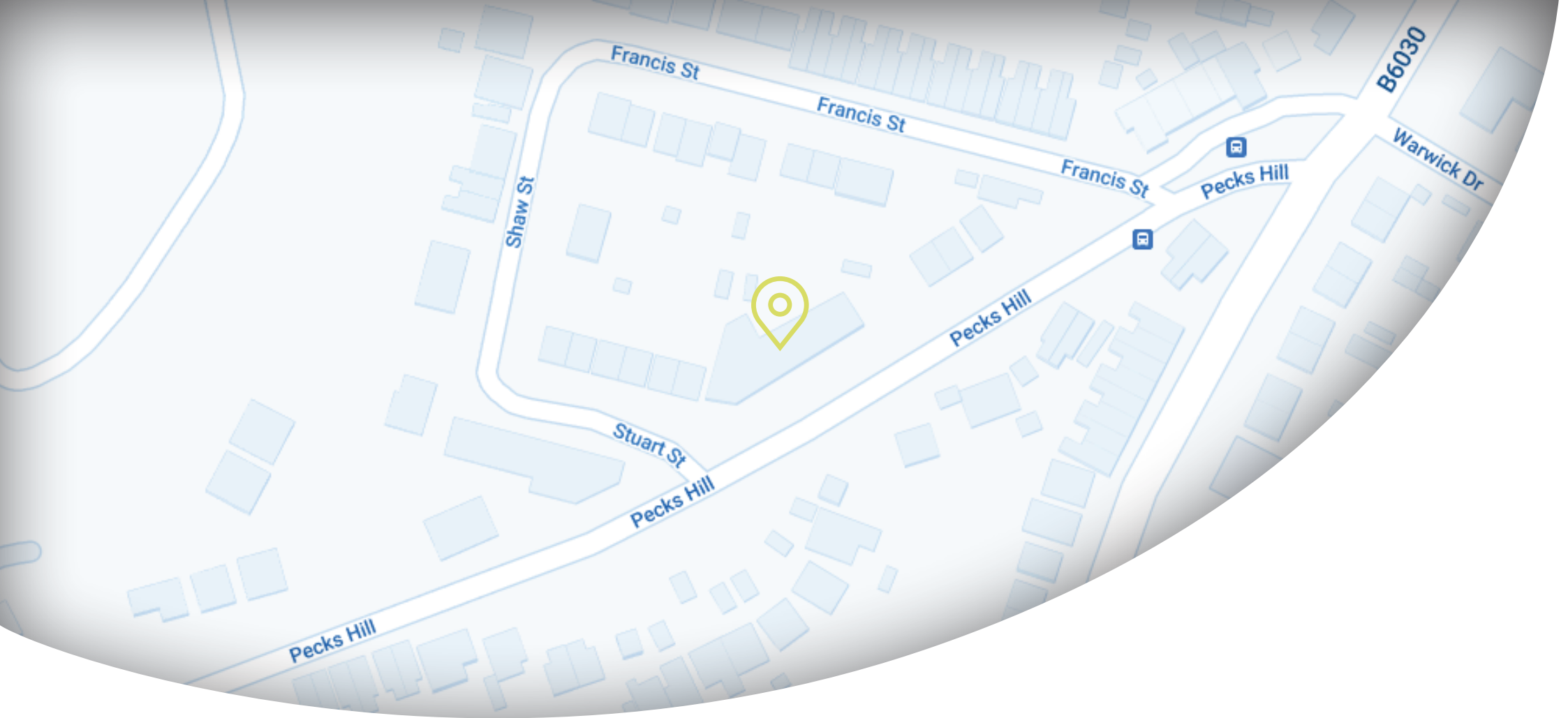
Each party will be responsible for their own legal costs incurred in this transaction.

## VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

## CONTACT

Jack Farrell BSc (Hons) MRICS  
[Jack@mussonliggins.co.uk](mailto:Jack@mussonliggins.co.uk)



## MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

# MUSSON LIGGINS



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Beeston, Nottingham NG9 2PA



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At Musson Liggins we aim to deliver a personal and professional service you can trust, with clear, practical advice and guidance.

Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.



**JACK FARRELL** BSc (HONS) MRICS  
SENIOR SURVEYOR



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