

TO LET ROADSIDE RETAIL

776 MANSFIELD ROAD

Nottingham, NG5 3FH



Key Highlights

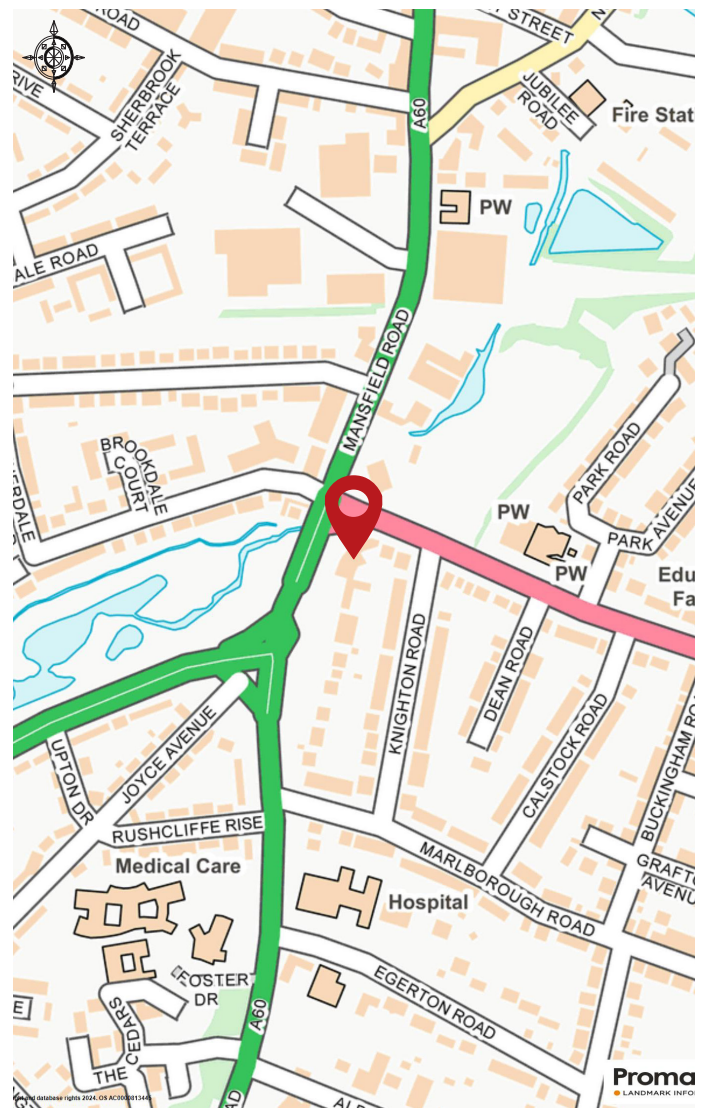
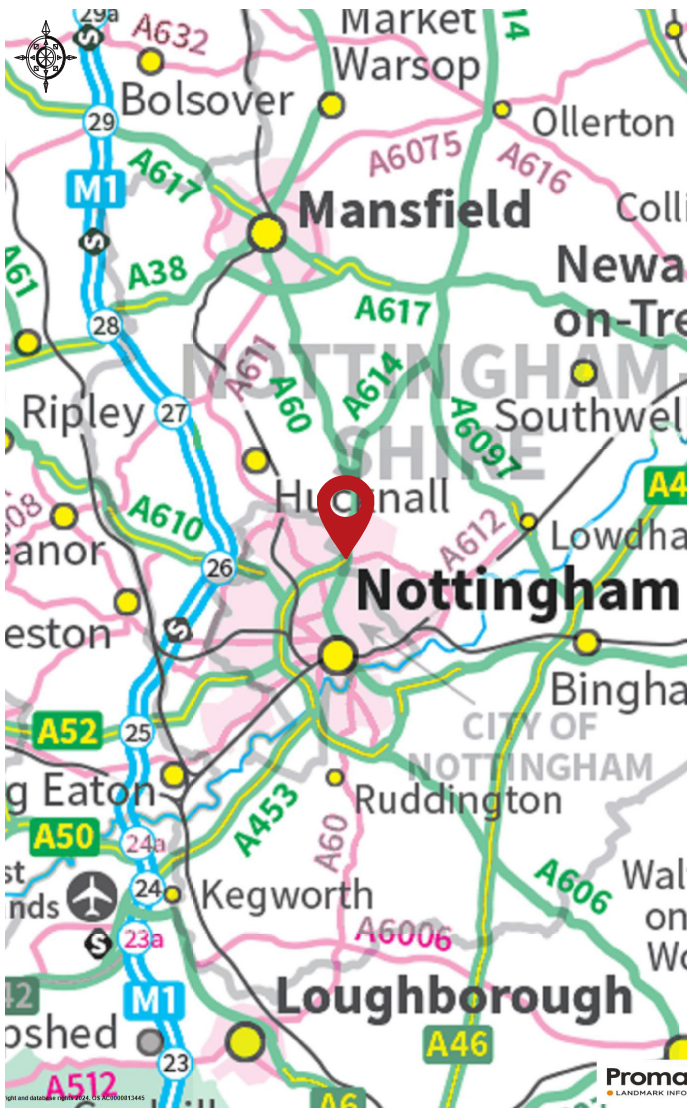
- Prominent roadside position fronting onto the A60
- Set back from a large forecourt providing good parking provisions
- Suitable for alternative uses STPP
- Permitted use as a Cafe/Restaurant (E) and Hot Food Takeaway (Sui generis) of the Town and Country Planning (use classes) Order 1987 (as Amended)
- 1,325 sq ft (123.06 sqm) measured on a NIA basis

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LOCATION

The property is located in Woodthorpe, a suburb within the northern Nottingham City boundary.

It occupies a prominent position within a terrace of retail units, set back from the A60 Mansfield Road, which is Nottingham's arterial road, providing direct routes to Nottingham city centre and Mansfield town centre. The property sits close with its junction to Nottingham's ring road, providing excellent road connections to the surrounding suburbs.

The neighbouring occupiers comprise a range of local independent businesses including Sea & Earth Fish & Chips, Sherwood Dental Laboratory, Woodthorpe Tandoori and Arnold Hearing Specialists Woodthorpe to name but a few.

DESCRIPTION

The property comprises a double fronted, terraced, two storey retail unit, built of brick construction under a flat roof.

Internally, the property is configured to provide a retail sales area flanked by a food prep room and kitchen at ground floor, with additional staff accommodation to the first floor including a W/C & shower facility, a washroom and three staff/storage rooms.

Externally, the property benefits from a large forecourt to the front providing suitable parking provisions, and an additional garage to the rear, which also provides independent access to the first floor.

ACCOMMODATION

The property has been measured on a net internal area basis. All figures quoted are for guidance purposes only.

FLOOR AREA	SQ FT	SQ M
Ground Floor	860	79.86
First Floor	465	43.2
TOTAL	1325	123.06

PLANNING

The premise was formerly a restaurant/hot food takeaway and can be used for a variety of uses under Class E of Town & Country Planning (Use Classes) Order.

Alternative uses may be considered subject to covenant status and planning (if required).

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RENT

£18,500 per annum exclusive.

TENURE

The premise is available by way of a new full repairing and insuring lease for a term of years to be agreed.

VAT

Applicable.

BUSINESS RATES

Rateable Value (2023) - £12,250

EPC

TBC

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING AND FURTHER INFORMATION

Strictly by prior appointment only with the Sole Agent, Savills.



CONTACTS

For further information please contact:

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