

# 32-36B WESTGATE

Mansfield, NG18 1RS



## Key Highlights

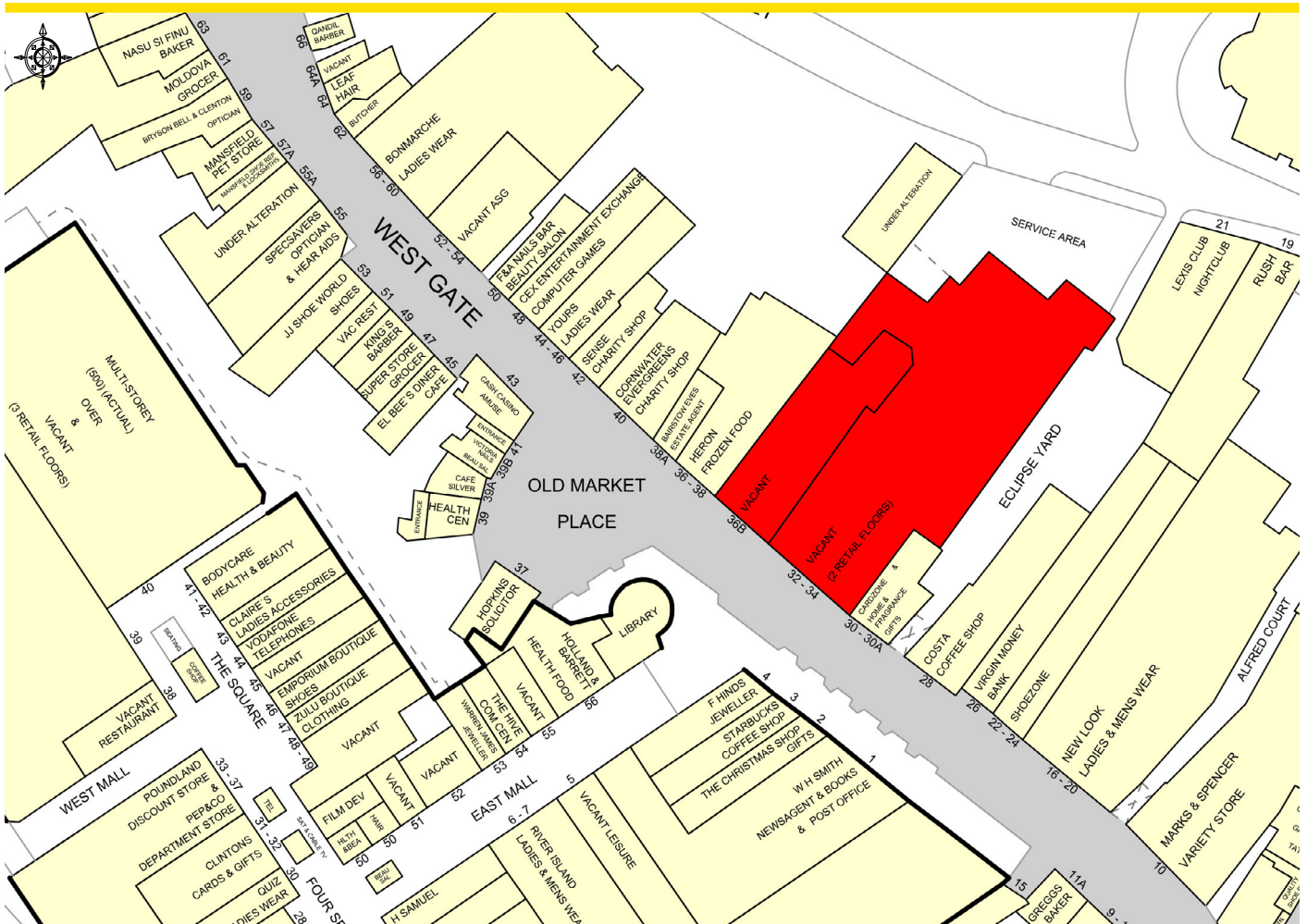
- Excellent town centre position directly opposite the Four Seasons shopping centre
- Suitable for a variety of uses under Class E of the Town and Country Planning (use classes) Order
- 6,832 - 19,345 sq ft available in part or as a whole
- Available on flexible lease terms, or alternatively, on a freehold basis with vacant possession
- Loading bay to the rear, accessed off Clumber Street

SAVILLS NOTTINGHAM  
Enfield Chambers, 18 Low Pavement  
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**+44 (0) 115 934 8050**

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## Location

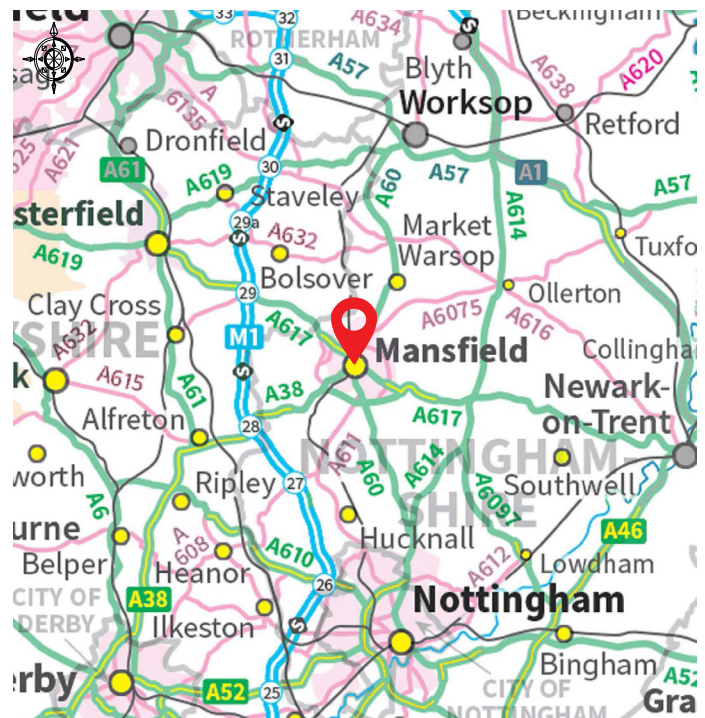
Mansfield is a popular market town located in west Nottinghamshire, approximately 15 miles north of Nottingham, 30 miles southeast of Sheffield and 39 miles west of Lincoln.

The Town is well connected by road and rail, positioned approximately 7 miles to the east of J28 of the M1 Motorway, in addition, the Town benefits from good access to both the A60 and A617 ring roads, which in turn, provides direct access to nearby towns. Mansfield benefits from its own railway line providing routes to Nottingham and Worksop along the Robin Hood Line.

## Situation

The property occupies a prominent position fronting onto Westgate, the main retail thoroughfare, directly opposite the eastern entrance/exit of the Four Seasons shopping centre.

It sits within a parade of retail units, adjacent with Cardzone and Heron Foods, with nearby occupiers including Costa Coffee, CEX and Shoezone to name but a few.

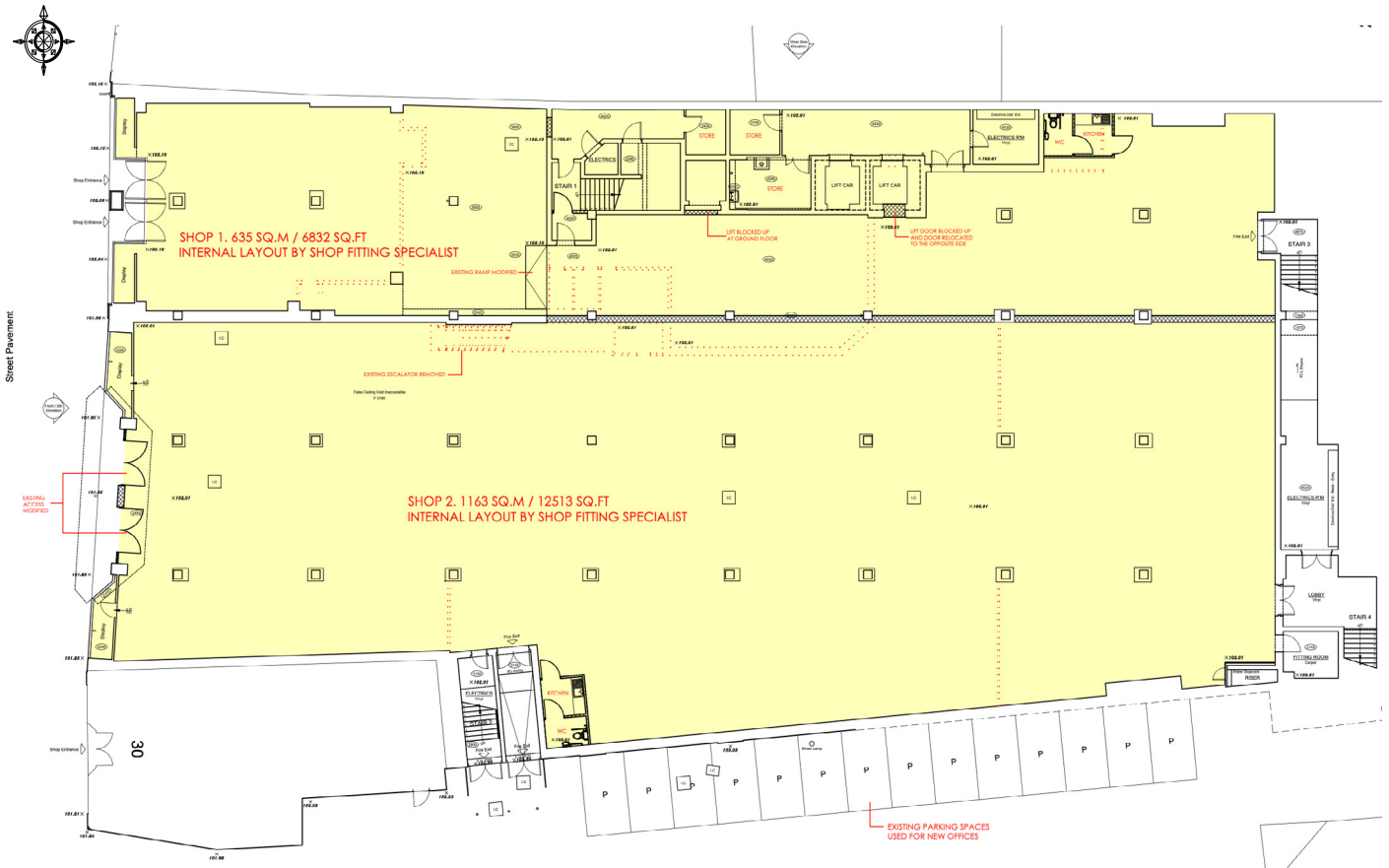


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## Description

The property comprises two ground floor retail units built of coursed squared stone with ashlar dressings.

36B, formerly Clarks, benefits from a double glazed frontage and is configured to provide an open plan sales area flanked by internal storage (formerly a stockroom) and staff welfare facilities including W/C's and a kitchenette. The unit is fitted with vinyl flooring, suspended ceiling tiles with recessed panel lighting and air conditioning.

32-24, formerly BHS, also benefits from a double glazed frontage and is configured to provide a predominantly open plan retail area with ancillary storage, fitted with a combination of carpeted and vinyl flooring, suspended ceiling tiles and a combination of recessed panel and suspended spotlighting. The property benefits from staff welfare provisions including W/C facilities and a kitchenette.

| FLOOR      | SQ FT  | SQ M  |
|------------|--------|-------|
| Unit 36b   | 6,832  | 635   |
| Unit 32-34 | 12,513 | 1,163 |

## Terms

The property is available on flexible lease terms.

## Rent

Quoting £8.00 psf.

## Tenure

Freehold with vacant possession.

## Price

Guiding £1,500,000 exclusive.

## EPC

C 72

## Planning

Suitable for a variety of uses under Class E of the Town and Country Planning (use classes) Order.

## VAT

VAT is applicable.

## Legal Costs

Each party are to bear their own legal costs incurred in the transaction.

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## Money Laundering Regulations

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors being instructed.

## Viewing and further information

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



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## Contact

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