



SHOPPING CENTRE PROPERTY / CLASS A1
Unit 5 Four Seasons Shopping Centre, Mansfield



Rent: On application
Ground Floor Area
2,484 Sq ft / 231 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

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Location:

Mansfield is the second largest urban centre in Nottinghamshire, with a population of approximately 100,000 and a catchment of approximately 470,000 within a 10 mile radius. Accessed via junction 27, 28 and 29 of the M1 and is now home to a number of large manufacturers and distribution companies.

Four Seasons Shopping Centre is located in the heart of Mansfield town centre and comprises 285,000sq.ft. of retail space across 58 retail units. As the prime retail pitch in the town, the scheme is anchored by Primark and Boots and has a strong fashion line up, which includes River Island, Quiz and Select.

The scheme is supported by a 500 space car park, the main parking facility for the town.

The subject property is located adjacent to River Island and WH Smith.

Demise:	Sq Ft	Sq M
Ground Floor	2484	230.77
Mezzanine	148	13.75

Rent:

Rent on application.

Tenure:

The premises are available on a new full repairing and insuring lease for a term of years to be agreed.

Business Rates:

The unit has a rateable value assessment of £36,750

For further details visit Gov.uk or contact the business rates department in the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

Service Charge:

Available on request

EPC:

Energy Performance Asset Rating - D

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

February 2020

Subject to Contract

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Mansfield

