



SHOPPING CENTRE PROPERTY / CLASS A1  
Unit 2 Four Seasons Shopping Centre, Mansfield



**Rent: £25,000 PA**  
**Ground Floor Area**  
1,191 Sq ft / 111 Sq M

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

**James Lamming**

**Mob: 07715 678630**

**Email: james@barkerproudlove.co.uk**

**Jack Deakin**

**Mob: 07591 835782**

**Email: jack@barkerproudlove.co.uk**

**Location:**

The Four Seasons Shopping Centre is located in the heart of Mansfield town centre and comprises 285,000 sq ft of retail space spread across 58 retail units. The centre is anchored by Primark and Boots and is home to a number of national retailers including Starbucks, JD Sports and O2. The scheme also benefits from 500 car parking spaces.

The subject property is located adjacent to WH smith and in close proximity to Primark, F Hinds and Holland and Barrett.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	1191	140.1
First Floor	317	29.45

**Rent:**

Premises are available on a rent of £25,000 per annum.

**Tenure:**

Subject to vacant possession, 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 £26,500.

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](http://www.gov.uk).

**Service Charge:**

Service charge for 2023/2024 is estimated at £13,224.

**EPC:**

Energy Performance Asset Rating - C

**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:**

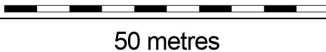
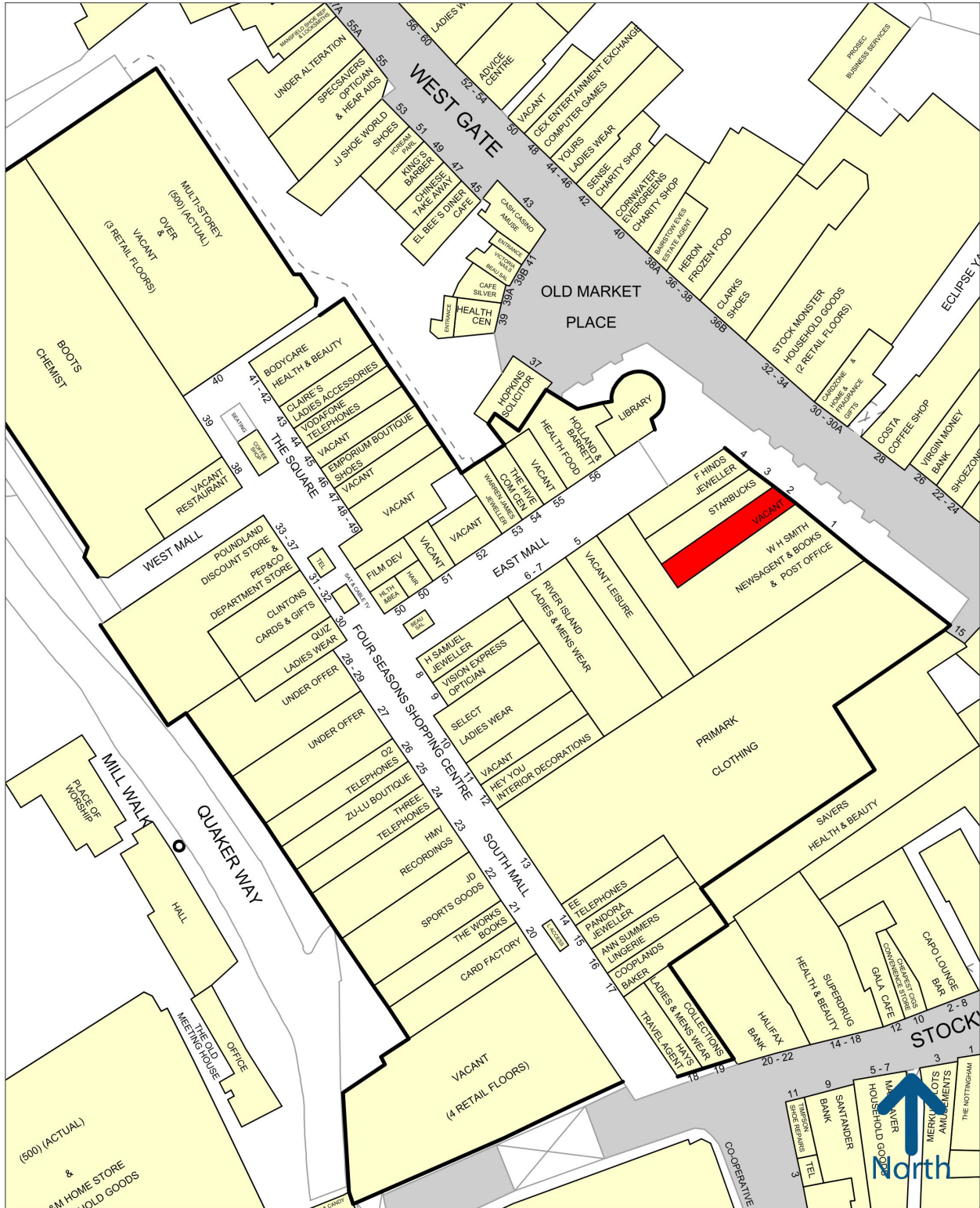
November 2023

Subject to Contract

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Mansfield



Experian Goad Plan Created: 30/11/2023

Created By: Barker Proudlove Ltd

