

TO LET      £19,000 Per Annum

505 Mansfield Road, Nottingham, NG5 2JJ



- Takeaway Premises
- 1 Parking Space
- Suitable For Range Of Uses (STP)
- EPC: tbc
- Prominent Shop Frontage
- Security System Installed
- NIA: 84.3 sq m (907 sq ft)
- Excellent Location

Lindpet House  
5 Market Place  
Grantham  
NG31 6LJ

01476 930891

[www.commerciallist.co.uk](http://www.commerciallist.co.uk)



## **LOCATION**

The premises are located along Mansfield Road (A60) which is one of the principle arterial routes to and from Nottingham city centre and provides easy access to Mansfield. The wider area is of mixed use comprising a variety of residential, shops, commercial units, café's and restaurants and professional services. Occupiers within the immediate vicinity include Wetherspoons, Betfred and a variety of local businesses.

## **DESCRIPTION**

This ground floor retail premises comprises a main sales area with kitchen to the rear. The unit also has a basement providing further ancillary storage and W.C. The property benefits from the following features;

- Prominent glazed frontage
- Security system installed
- 1 parking space

## **ACCOMMODATION**

We have calculated the approximate net internal floor area to be as followed;

Ground Floor- 48.12 sq m (518 sq ft)

Basement- 36.18 sq m (389 sq ft)

TOTAL NIA- 84.3 sq m (907 sq ft)

## **SERVICES**

We understand that mains electricity, water, gas and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Commercial List and prospective lessees must rely on their own investigations as to their existence and condition.

## **BUSINESS RATES**

From enquiries made though the Valuation Office website, we understand that the following rating assessment applies;

Rateable value: £5,700

This property is eligible for small business rates relief. However interested parties should make their own enquiries as to the amount of rates payable.

## **TERMS**

The unit is available TO LET on a new full repairing and insuring lease for a term to be negotiated at an asking rent of £19,000 per annum. A premium of £25,000 is payable for the fixtures and fittings, please contact the agent for more information.

## **EPC**

Energy rating: tbc

## **VAT**

We understand that VAT will not be charged.

## **LEGAL COSTS**

Each party to pay their own legal costs incurred.

## **VIEWING**

For an appointment to view or further information please contact;

Charlie Burrows

e: [charlieb@commercialist.co.uk](mailto:charlieb@commercialist.co.uk) t: 07923 448308





**IMPORTANT NOTICE** – Commercial List for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given by the vendor or lessor in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
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4. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.
5. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**PLEASE NOTE:** by submitting an enquiry regarding this property you agree that we may send your details to the landlord of this property so they may contact you in order to answer any questions if necessary, or arrange a convenient viewing time.