



St Peter's Way/Albert Street, Mansfield, Nottinghamshire NG18 1EA

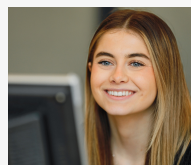
RETAIL/RESTUARANT

- ▶ **3,832 sq ft (356 sq m)**
- ▶ **Located beneath new 63 bed Travelodge Hotel**
- ▶ **Prominent roadside retail premises**
- ▶ **82 on site car parking spaces**

For enquiries and viewings please contact:



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Location

The property is located on the busy junction of St Peter's Way (Mansfield's inner ring road), Nottingham Road (A60), and Albert Street, providing direct access into the town centre shopping, railway station and bus station services.

St Peter's Way Retail Park is located close by with anchor tenants such as Next, Boots and TK Maxx.

Mansfield is a large Nottinghamshire market town with a population of 106,556.

Description

The subject property forms part of the newly built 63 bedroom Travelodge Hotel, the ground floor commercial space has a glazed frontage on both St Peter's Way and Albert Street.

It has been designed to accommodate a wide range of retail, restaurant and other commercial uses and could be sub-divided.

The property benefits from an 82 space town centre car park to the rear, built as part of the development.

Accommodation

	Sq M	Sq Ft
Ground Floor Retail Unit	356	3,832
Total	356	3,832

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

Services

We understand all mains services including Three Phase are connected to the property.

Planning

We understand the property benefits from planning consent for the following uses Class E (Commercial, Business and Services use), making the premises suitable for uses such as a shop, café, restaurant, office, clinics, health centre and day nurseries. This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority.

Tenure

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

Business Rates

The property is to be separately assessed for rating purposes.

Rent

Price on application.

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: B (30).

Viewings

Viewings are by appointment with sole agents Innes England.

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