

Town Centre Development Site

- ▶ **16,900 average daily traffic flow**
- ▶ **Prominent central location close to new Tim Hortons and Taco Bell**
- ▶ **1.23 acres (0.5 hectares)**
- ▶ **Suitable for a wide range of uses**

For enquiries and viewings please contact:



Matthew Hannah
07831 319801
mhannah@innes-england.com



Sam Hall
07929 204405
shall@innes-england.com



Belvedere Street, Mansfield, East Midlands NG18 1LA

Location

The site is located in the market town of Mansfield, situated 12 miles from Nottingham, with a population of c. 110,000 and a catchment of 470,000 within a 10-mile radius.

The site is located prominently along Rosemary Street and benefits from a flow of c. 16,900 vehicles daily. This connects to the A60, which forms part of Mansfield's Outer Ring Road, connecting the town to Nottingham to the South and Chesterfield to the North. The A38 allows fast access to Junction 28 of the M1 motorway which provides access to major national infrastructure. Quaker Way is a constituent part of Mansfield's Inner Ring Road, connecting the site to many of the city's amenities.

There are two major development schemes nearby to the subject site, namely the former Beale's Department store and the Rosemary Centre. Mansfield District Council were awarded £20m from the Levelling Up Fund, which included the redevelopment of the Beale's Department Store to provide a new headquarters for the Council. The Rosemary Centre is to be demolished and replaced by a new Lidl, with provisions for further drive thru units.

St Peters and Portland Retail Parks are in close proximity to the site with national occupiers including TK Maxx, Next, Boots, Poundland, Dunelm, Poundstretcher and Bensons for Beds. Immediately adjacent to the subject site is a new development which consists of a Tim Horton's and Taco Bell drive thru as well as a drive to Domino's.

Description

The 1.23 acre (0.5 hectare) site is currently used as a car park. The Landlord will consider developing the site to suit occupiers requirements, subject to planning. The indicative scheme plans to the overleaf demonstrate a possible configuration of the site.

Accommodation

	Hectares	Acres
Site Area	0.5	1.23
Total	0.5	1.23

Planning

We understand the site benefits from allocations within the local plan for Use Classes A1, A2, A3, A4, A5, B1(a), D1, D2 and C1 uses under the Town & Country Planning (Use Classes) Order 1987 as amended.

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of Mansfield District Council).

Tenure

Units to suit occupiers are available by way of a new lease on terms to be agreed.

Offers for the Freehold interest in the site with vacant possession will also be considered.

Rent

On Application

VAT

All figures quoted are exclusive of VAT.

Legal Costs

Each party is to bear their own legal costs incurred.

Viewing

Viewings are by appointment with sole agents Innes England

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FOR ILLUSTRATION
PURPOSES ONLY



