# TO LET
## SHOP
CONFIDENTIAL STAFF UNAWARE

# UNIT 2
# LAKESIDE POINT
# MANSFIELD ROAD
# SUTTON IN ASHFIELD
# NG17 4HG

### LOCATION

The premises are situated in the popular town of Sutton in Ashfield which has a resident population of 42,000.

The unit is situated on the A6023 Mansfield Road to the north east of Sutton in Ashfield Town Centre, a main arterial route providing direct links to the A38 and Junction 28 of the M1.

Lakeside Point is a modern retail development with other occupiers including Frankie & Benny's Tesco Express, Cooplands Bakers, Travelodge and B&Q Warehouse.

### ACCOMMODATION

The property provides the following accommodation:

| | | |
|---|---|---|
| GF Sales: | 80.45m² | 866ft² |
| Kitchen: | 5.25m² | 57ft² |

There is also one staff and two customer disabled WCs. The unit has the benefit of shared car parking totalling 86 spaces and a secure rear yard.

*(These measurements are given for information purposes only and prospective tenants are advised to undertake their own measurements of the property prior to contract).*

### LEASE

The property is available by way of assignment or subletting of an existing lease which expires on 2nd November 2020 subject to five yearly rent reviews.

### RENT

The current passing rent is:

**£20,000 per annum**

Offers are invited for the benefit of the leasehold interest.

### BUSINESS RATES

We are verbally advised by Nottingham City Council Business Rates Department that the premises are assessed as follows:

| | |
|---|---|
| **Rateable Value:** | **£11,500** |
| **Rates Payable 2008/09:** | **£5,313** |

*(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of Nottingham City Council Business Rates Department on 0115 915 5555)*

### PLANNING

The premises benefit from planning consent for:

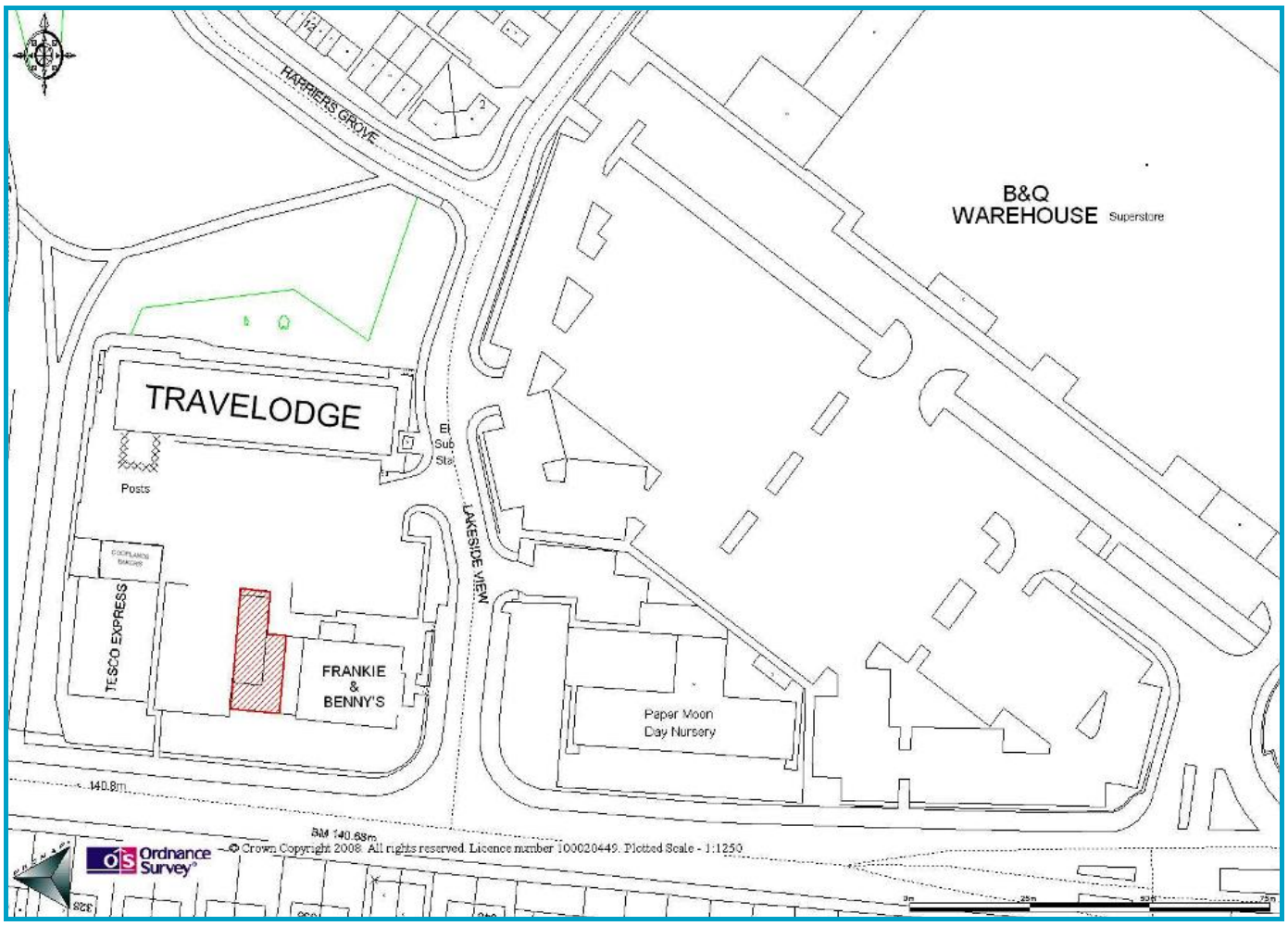
**A1 (Shops)**
**A2 (Financial and Professional Services)**

*(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of Nottingham City Council Planning Department on 0115 915 5555)*

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in connection with this transaction.

For further information or to arrange a viewing please contact the Retail & Leisure Team:


| | | |
|---|---|---|
| **Hannah Chapman:** | 0115 841 1163/07917 576254 | hannah@fhp.co.uk |
| **Steve Young:** | 0115 841 1157/07917 576251 | steveyoung@fhp.co.uk |
| **Marc Hargreaves:** | 0115 841 3911/07887 787891 | march@fhp.co.uk |

# UNIT 2, LAKESIDE POINT
# MANSFIELD ROAD