



4 Market Street, Sutton-In-Ashfield NG17 1AG

£11,000 Per Annum

A rare opportunity to lease a very spacious sales shop having a floor area of 883 sq.ft. (81.94sq.m.) together with two substantial store rooms to the rear of 321 sq.ft. (29.74sq.m.)

- SALES SHOP 883 SQ.FT.
- TWO STORE ROOMS 321 SQ.FT.
- CLOSE TO CARPARKING AND TOWN CENTRE

DESCRIPTION AND LOCATION

The subject property is situated on the South side of Market Street close to the former Market Place which now is utilised as a carpark. The premises are situated close to the entrance to the Idlewells multi-storey shopping centre carpark and close to the Market Place carpark. The premises are situated close to Low Street which is one of the principal shopping thoroughfares in the town and close to the entrance of the indoor market.

Sutton in Ashfield serves a population of approximately 50,000 people and provides a wide range of facilities including leisure facilities, primary and senior schools, Idlewells shopping centre which provides a wide selection of shops, outdoor and indoor markets and has regular bus services to Mansfield, Nottingham and Derby from the bus station situated adjacent to the Idlewells centre.

The town has numerous supermarkets including Aldi, Lidl and Asda and there is also a retail leisure park situated off Station Road. Sutton in Ashfield is situated approximately 4 miles from Junction 28 of the M1 Motorway and has good road access to the A38, Nottingham and Derby.

The subject property has been utilised by a company selling electrical goods in excess of 25 years. Market Street leads from Lammass Road and the bus station in the North to Low Street and the Market Place in the South.

ACCOMMODATION

The accommodation comprises:

SALES SHOP 28'9" x 28'2" + 4'3" x 5'2" + 10'1" x 3'5" (8.78m x 8.6m + 1.3m x 1.6m + 3.09m x 1.05m)

Double glazed display windows, Double glazed doors, suspended ceiling.

WC 12'9" x 6'11" (3.91m x 2.11m)

With ladies and gents WCs with low level WC, wash hand basin (hot from electric water heater).

INNER LOBBY 8'4" x 4'0" + 7'5" x 4'0" (2.56m x 1.22m + 2.27m x 1.22m)

With door to office.

OFFICE 5'3" x 7'11" + 4'0" x 2'6" (1.62m x 2.43m + 1.22m x 0.78m)

LARGE REAR STORE 34'1" x 29'4" (10.39m x 8.95m)

With access to second store.

STORE TWO 25'9" x 15'3" (7.87m x 4.67m)

With loading doors with access from a side roadway.

TOTAL FLOOR AREA

Sales shop 883sq.ft. (81.94sq.m.)

Store Rooms 321sq.ft (29.74sq.m.)

RENTAL

The premises are available to let at a rental of £11,000 per annum.

LEASE AND SERVICES

The length of lease is negotiable. The tenant will be responsible for internal repairs and decorations.

Mains water, drainage and electricity are available and connected to the premises.

RATEABLE VALUE

The local authority is Ashfield District Council. From our understanding, the premises have a Rateable Value of £10,000. Small Business Rate Relief should apply and no rates will be payable.

VIEWING

By appointment with the sole letting agent.

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

