
Queen Street

Mansfield | NG18 1SU

Freehold For Sale - Prime Former Department Store

Ground Floor – 3,348m² (36,038ft²)



- The former Beales Department store fronts Stockwell Gate and Queen Street, in the heart of Mansfield town centre
- 158,940 sq ft of accommodation over 5 floors
- Site area of approx. 1.05 acres
- Located opposite the Four Seasons Shopping Centre and the recently redeveloped Bus Terminal
- Major occupiers in the vicinity include Primark, JD, B&M, Loungers and Superdrug
- Additional, adjacent Long Leasehold premises also available



FHP
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For Sale



Location

Mansfield is the second largest urban centre in Nottinghamshire, with a population of approximately 100,000 and a catchment of approximately 470,000 within a 10-mile radius. Accessed via junction 27, 28 and 29 of the M1 and is now home to a number of large manufacturers and distribution companies.

Situation

The former Beales department store fronts both Stockwell Gate and Queen Street, in the heart of Mansfield town centre.

Located opposite the Four Seasons Shopping Centre, this imposing building is located in the prime retail trading pitch in the town, with major occupiers represented including **Primark**, **Boots**, **Debenhams**, **River Island**, **JD** and **Superdrug**. The mixed use pitch is also home to numerous bars, café's and restaurants, including **Loungers**, as well as offices and public realm.

Accommodation

We understand that the property provides the following approximate areas:

Description	M ²	FT ²
Basement	948	10,209
Ground Floor	3,348	36,038
First Floor	3,564	38,373
Second Floor	2,781	29,934
Third Floor	2,680	28,848
Fourth Floor	1,443	15,537
Total	14,764	158,940

(This information is given for guidance purposes only)



Price

Offers are invited for the benefit of the Freehold interest.

VAT

The property is elected for the purposes of VAT

Vacant Possession

Full vacant possession will be given on completion.

Floor Plans

CAD and PDF floor plans are available on request.

EPC

The EPC rating is D-93. A copy of the Energy Performance Certificate is available upon request.

Business Rates

We are advised by Mansfield District Council Business Rates Department that the 2017 assessment is as follows:

Basement : £21,250
Ground & 1st Floor : £210,000
2nd to 4th : £155,000
Fmr Co-op Bank : £54,000

(The current business multiplier is 0.493. All interested parties are advised to make specific enquiries with the local billing authority). Please note that no rates will be charged on retail premises until 1st April 2021.

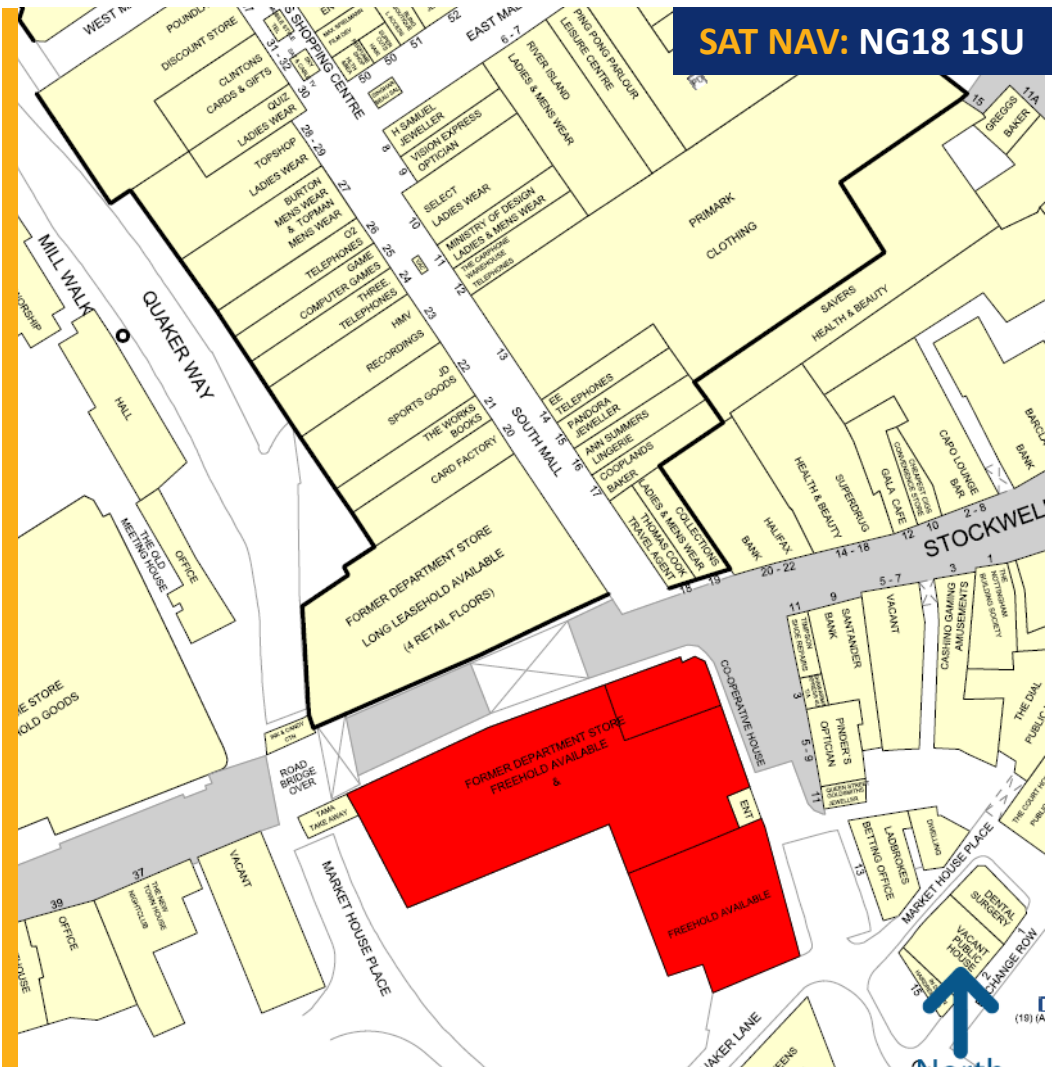
Planning

We understand the property has planning consent for:

A1 (Shops)

and may be suitable for an alternative use, subject to planning.

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of Mansfield District Council on 01623 463463).



For further information or to arrange to view please contact:

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