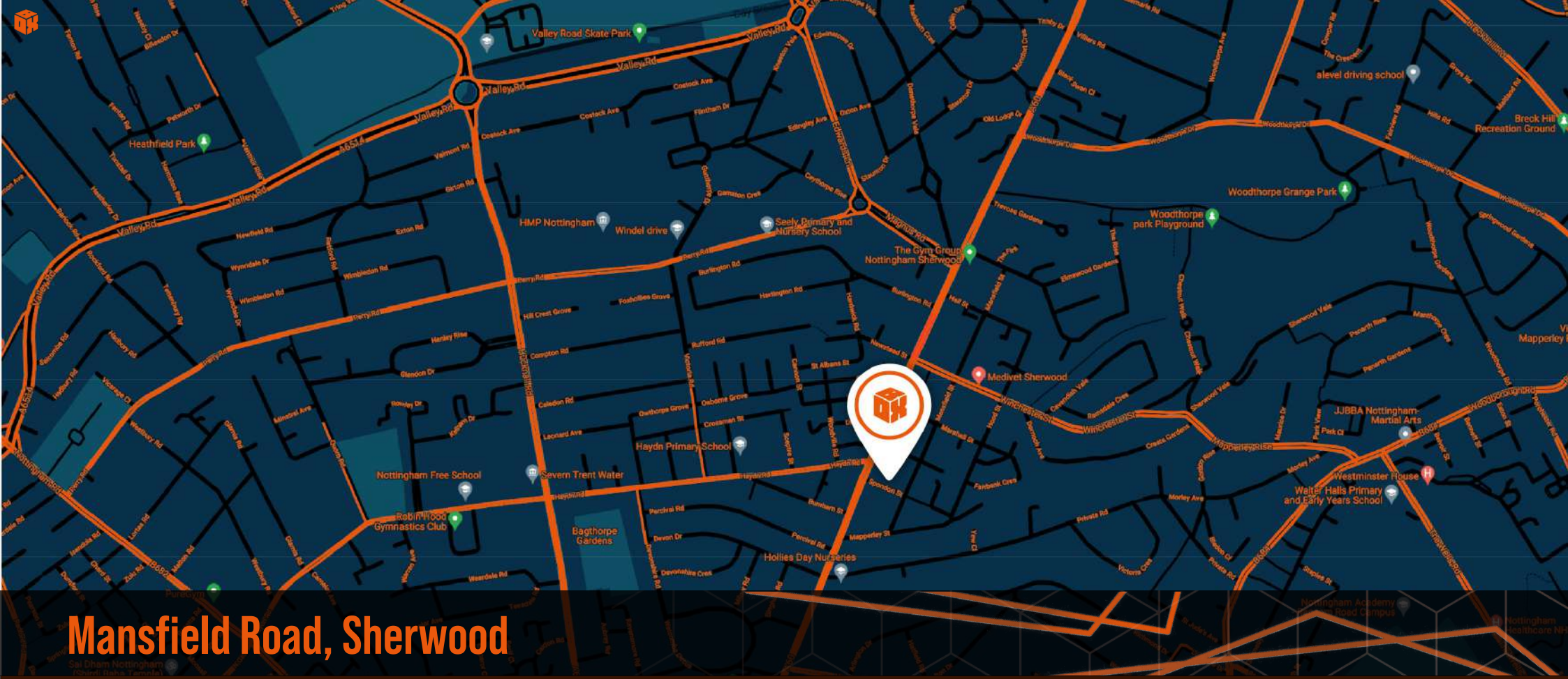
NOTTINGHAM

MANSFIELD ROAD
SHERWOOD
NG5 4AB

Sainsbury's

BOX property

COFFEE SHOP TO LET



Mansfield Road, Sherwood

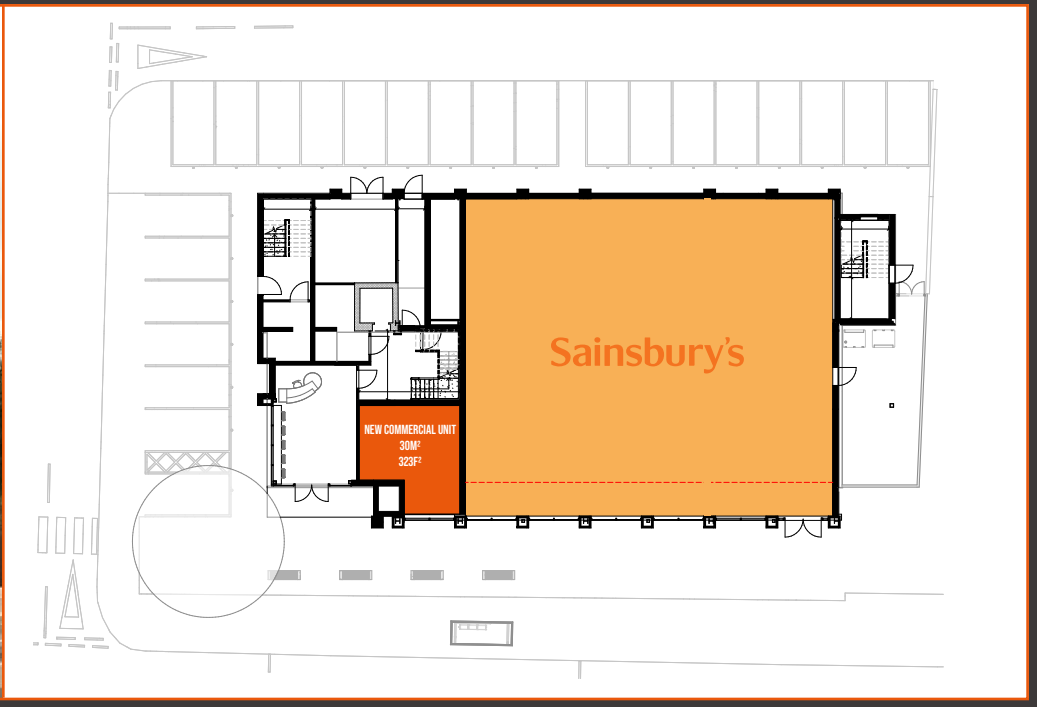
Location

The unit is located in a prominent position, fronting one of Nottingham's major arterial routes Mansfield Road (A60) in Sherwood. This forms a main arterial route providing access to Nottingham City Centre (1.5 miles) to the east and Mansfield to the north. The link road also provides access to the M1, further north of Mansfield. The property also benefits from good transport links with several bus routes providing access into Nottingham City Centre as well as the surrounding suburbs. Sherwood is an improving and on trend suburb which is gaining in popularity, Nearby retailers consist of both independent and national operators such as Sainsburys, CO-OP, JD Wetherspoon, The Bakehouse, The Crimson Tree and various high quality real ale and coffee outlets.

Description

Adjacent to a newly contructed Sainsburys convenience store, The ground floor premises will provide a prime and exciting road fronted position on Mansfield Road within the redevelopment of Sherwood Library.

Property Information



Accommodation

A new build ground floor lock up shop with access to free off road parking for customers part of the redevelopment of Sherwood Library. The unit will be handed over to the following specification: Glazed shopfront manual door entry, Level screeded floor, Mains water, Mains electricity, Dry lined walls.

The property comprises the following net internal floor areas:

	sq m	sq ft
Ground Floor Sales	30.4	327
Total:	**30.4**	**327**

General Information

Rent	£15,000
Planning	Class E
Tenure	Leasehold
Business rateable value	To be assessed
Repair	Full repairing and insuring

Outgoings

Tenant will be responsible for all outgoings in relation to occupation

VAT

VAT is applicable at the prevailing rate

Costs

Each party will be responsible for their own costs in connection with the letting of his premises.

Timing

The property will be ready for occupation in Q4 2022.

THE SAMUEL HALL
REE HOUSE
FOOD
SERVED ALL DAY

pharmacy
welcome
order & collect

SHERWOOD LIBRARY
20

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