

SHOPPING CENTRE PROPERTY / CLASS A1
Unit 9 Four Seasons Shopping Centre, Mansfield



Rent: £55,000 PA
Ground Floor Area
1,380 Sq ft / 128 Sq M

**TO
LET**

Viewing Strictly through the sole letting agent.

Barker Proudlove

James Lamming

Mob: 07715 678630

Email: james@barkerproudlove.co.uk

Jack Deakin

Mob: 07591 835782

Email: jack@barkerproudlove.co.uk

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.

Four Seasons shopping centre is located in the heart of Mansfield town centre and comprises 285,000 ft² of retail space across 58 retail units. As the prime retail pitch in the town, the scheme is anchored by Primark and Boots and has a strong fashion line up, which includes River Island, Quiz and Select.

The scheme is supported by a 500 space car park, the main parking facility for the town.

Demise:	Sq Ft	Sq M
Ground Floor	1380	128.21
First Floor	576	53.51

Rent:

We are seeking rental offers in the order of £55,000 per annum exclusive.

Tenure:

The premises are available on a new full repairing and insuring lease, for a term of years to be agreed.

Business Rates:

The unit has a rateable value assessment of £25,000. For further details visit Gov.uk or contact the business rates department in the local authority.

From 1st April 2023 the 2023/24 retail, hospitality and leisure business rates relief scheme will provide occupied retail, hospitality and leisure properties with a 75% relief up to a cash cap limit of £110,000 per business. More detail including rules on eligibility can be found at www.gov.uk.

Service Charge:

Available on request

EPC:

Energy Performance Asset Rating - D

Legal Costs:

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT:

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

Date Prepared:

February 2020

Subject to Contract

IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows : 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. February 2020



Mansfield



50 metres

Experian Goad Plan Created: 19/06/2023

Created By: Barker Proudlove Ltd

