

MANSFIELD 9/11 WEST GATE

- 100% Prime Location
- Pedestrianised Location

Location

The premises are situated in a busy location on pedestrianised West Gate, directly opposite **New Look** and **M&S**, with other nearby retailers including **Primark**, **Mcdonalds** and **Dorothy Perkins**.

Size

The property is arranged over ground and basement floors with the following approximate dimensions and floor areas:

Internal Width (max)	30 ft 4 ins	9.25 m
Internal Width (min)	21 ft 4 ins	6.43 m
Ground Floor Sales	1,476 Sq ft	137 Sq m
Basement Ancillary	420 Sq ft	39 Sq m

Lease

The property is available on a new full repairing and insuring lease for a term to be agreed.

Rent

£50,000 per annum exclusive of rates and service charge.



Business Rates

Rateable Value	£57,000
Rates Payable (per annum)	£27,303

Interested parties should verify these figures with the Local Authority.

EPC

An Energy Performance Certificate is available upon request.

Please see reverse for Goad map.

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction. Each party to be responsible for their own legal costs. Subject to contract.

Viewing and Further Information

Strictly by prior arrangement only with

McKinnon Nelson Property Consultants
Denman House, 20 Piccadilly
London
W1J 0DJ

William Nelson

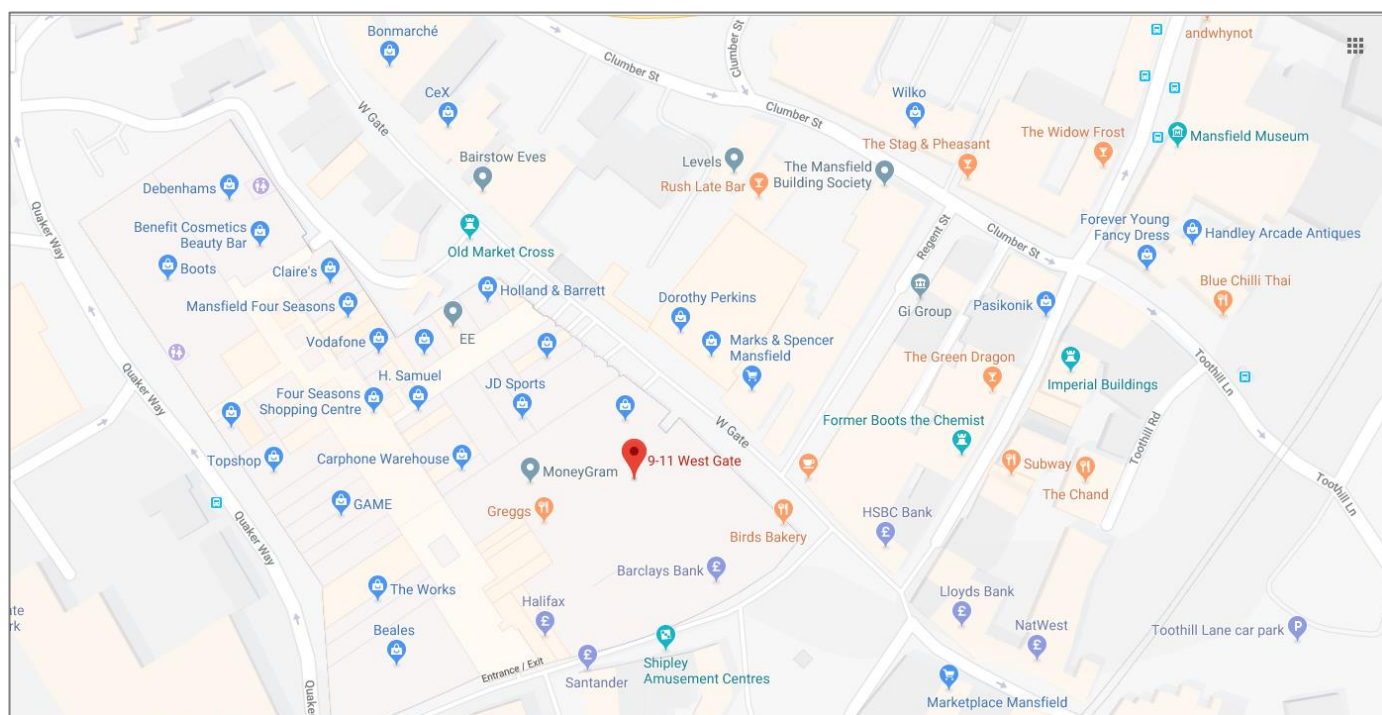
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Or via our joint agents FHP on 0115 950 7577



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