



TO LET : RETAIL / LEISURE UNIT

506 MANSFIELD ROAD, NOTTINGHAM, NG5 2FB

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 benefits from strong transport links with several bus routes providing access into Nottingham City Centre as well as the surrounding suburbs. Sherwood is an improving suburb which is gaining in popularity, Nearby retailers consist of both independent and national operators such as **Sainsburys, CO-OP, Sherwood Library, JD Wetherspoon** and **The Crimson Tree** and various high quality real ale and coffee outlets.

PROPERTY

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

ACCOMMODATION

A new build ground floor lock up shop with access to free off road parking for customers. The property comprises the following approximate internal floor areas:

	sq.m	sq.ft
Ground Floor Sales	30.4	327

For further information or to arrange a viewing please contact BOX Property

Frankie Labbate
frankie@boxprop.co.uk
07930 406 727

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01157 844 777

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Park Lodge, Bridgford Road, West Bridgford, Nottingham NG2 6AT



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TENURE

The property is available to let by way of a new effectively full repairing and insuring lease for a term to be agreed.

RENT

£12,000 per annum.

BUSINESS RATES

The Tenant will be responsible for the payment of business rates to the Local Authority. All interested parties should make their own enquiries with the local billing authority.

INSURANCE

The Insurance charge for the current financial year is available upon request.

PLANNING

We understand the property benefits from planning consent for the following uses: Class E (Commercial, Business and Services use)
(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in connection with this letting.

VAT

All sums quoted exclusive of VAT if applicable.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

VIEWING

Viewing is available by appointment with the sole agents.

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