



## TO LET : HOT FOOD TAKEAWAY PREMISES

585-587 Mansfield Road, Sherwood, Nottingham NG5 2FW

### LOCATION

The subject property is ideally situated in a prominent corner position on Mansfield Road, Sherwood, which is a busy suburb location and one of the principal arterial routes into **Nottingham City Centre**.

Sherwood has evolved into an exciting focus point, of high street and local independent occupiers including, **Whittle and Wolf, Co-Op, Sainsbury's, Card Factory, Holland & Barrett, Pizza Hut, Birds Bakery, Bronte & CO, The Gym Group, Crafty Teller, The Pudding Pantry and JD Whetherspoon**

### PROPERTY

The highly prominent retail unit benefits from a corner position, providing a fitted takeaway premises with a full extraction system, double pizza oven, mains gas and 3 phase electricity supply. The property also benefits from a yard area on Newstead Street which is suitable for parking or outside seating.

### ACCOMMODATION

The property comprises the following approximate internal floor areas:

	sq.m	sq.ft
Ground Floor Front of House/Retail	40.1	432
Ground Floor Kitchen	20.7	233
Basement Storage	11.6	125
<b>Total</b>	<b>72</b>	<b>790</b>

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

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



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property



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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

£22,500 per annum.

### BUSINESS RATES

The Tenant will be responsible for the payment of business rates to the Local Authority. The premises have been assessed for rating purposes as follows:

Rateable Value (2023) £13,500.

UBR (2023/2024) 51.2p.

Rates Payable (2023/2024) £6,912.

### 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: Sui Generis (Hot Food Takeaway)

(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 only. BOX Property contact details below.

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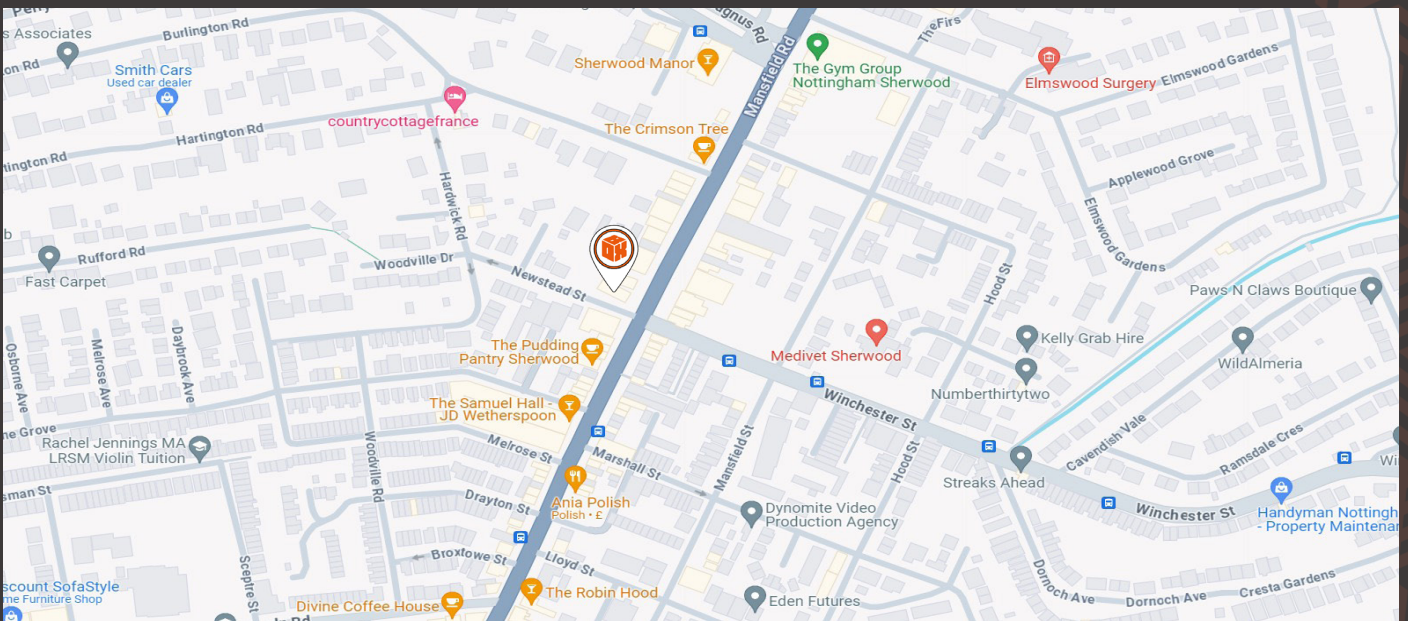
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### IMPORTANT NOTICE

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