

TO LET

RETAIL UNIT

SANDFIELD HOUSE
7 MANSFIELD ROAD
NOTTINGHAM
NG1 3FB

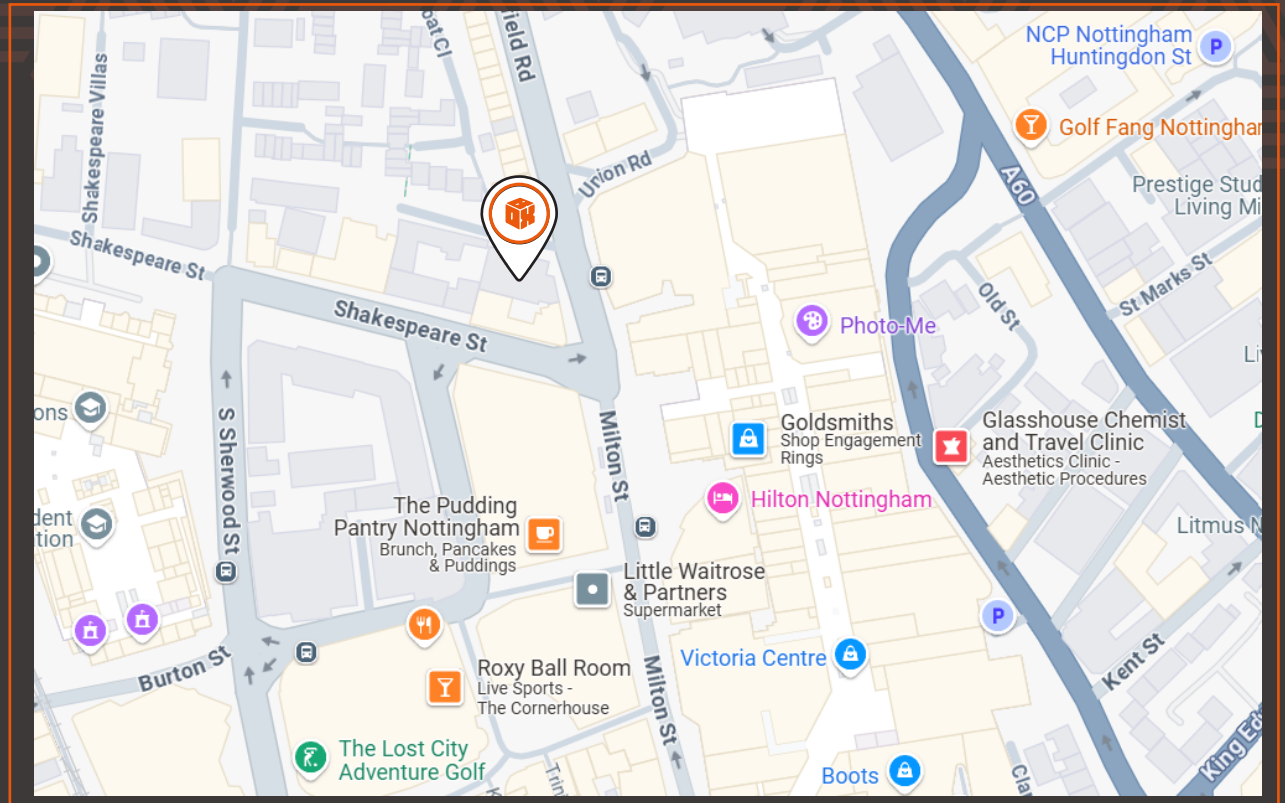
Modern student accommodation
development consisting of circa 100
bedrooms.



LOCATION

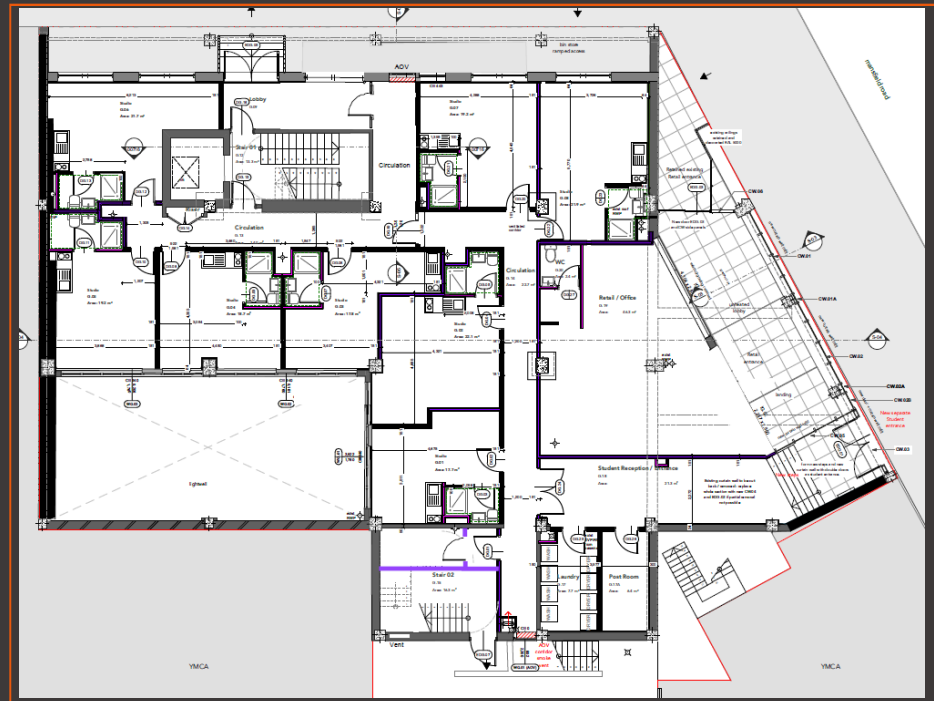
The retail unit forms part of Sandfield House which is a modern student accommodation development consisting of circa 100 bedrooms.

The property is located on Mansfield Road (A60) on the edge of Nottingham city centre within an established commercial area. The main shopping and leisure amenities of the city centre are all within easy walking distance with the Victoria Centre shopping centre being directly opposite and the Old Market Square and Nottingham Trent University being within a short walk. Mansfield Road (A60) is a principal arterial route providing access to Junction 26 of the M1 motorway c. 4.5 miles northwest. The property benefits from excellent transport links with the Nottingham NET Tram system running along Goldsmith Street/ Waverley Street and with several bus routes running into and out of the city along Mansfield Road.



PROPERTY

The prominent roadside retail unit is situated in a highly visible location which comprises of ground floor with ramped access with substantial window displays. The premises are fitted out to a shell and core standard with an open plan retail area.



ACCOMMODATION

The property comprises the following approximate internal floor areas:

Ground Floor Sales: 840 Sq.Ft

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

£25,000 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 (2023/2024) - £To be Assessed
UBR (2023/2024) 54.6p.

Rates Payable (2023/2024) - £To be Assessed

INSURANCE

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

ENERGY PERFORMANCE CERTIFICATE

The energy performance certificate is available upon request.

LEGAL COSTS

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

VAT

All sums quoted are exclusive of VAT if applicable.

VIEWING

Viewing is available by appointment only, with BOX property.





SANDFIELD HOUSE 7
MANSFIELD ROAD
NOTTINGHAM
NG1 3FB

CONTACT:

Frankie Labbate

frankie@boxprop.co.uk or 07930 406 727

OR FIND US AT:



WWW.BOXPROP.CO.UK



0115 784 4777



WEST BRIDGFORD, NOTTINGHAM



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