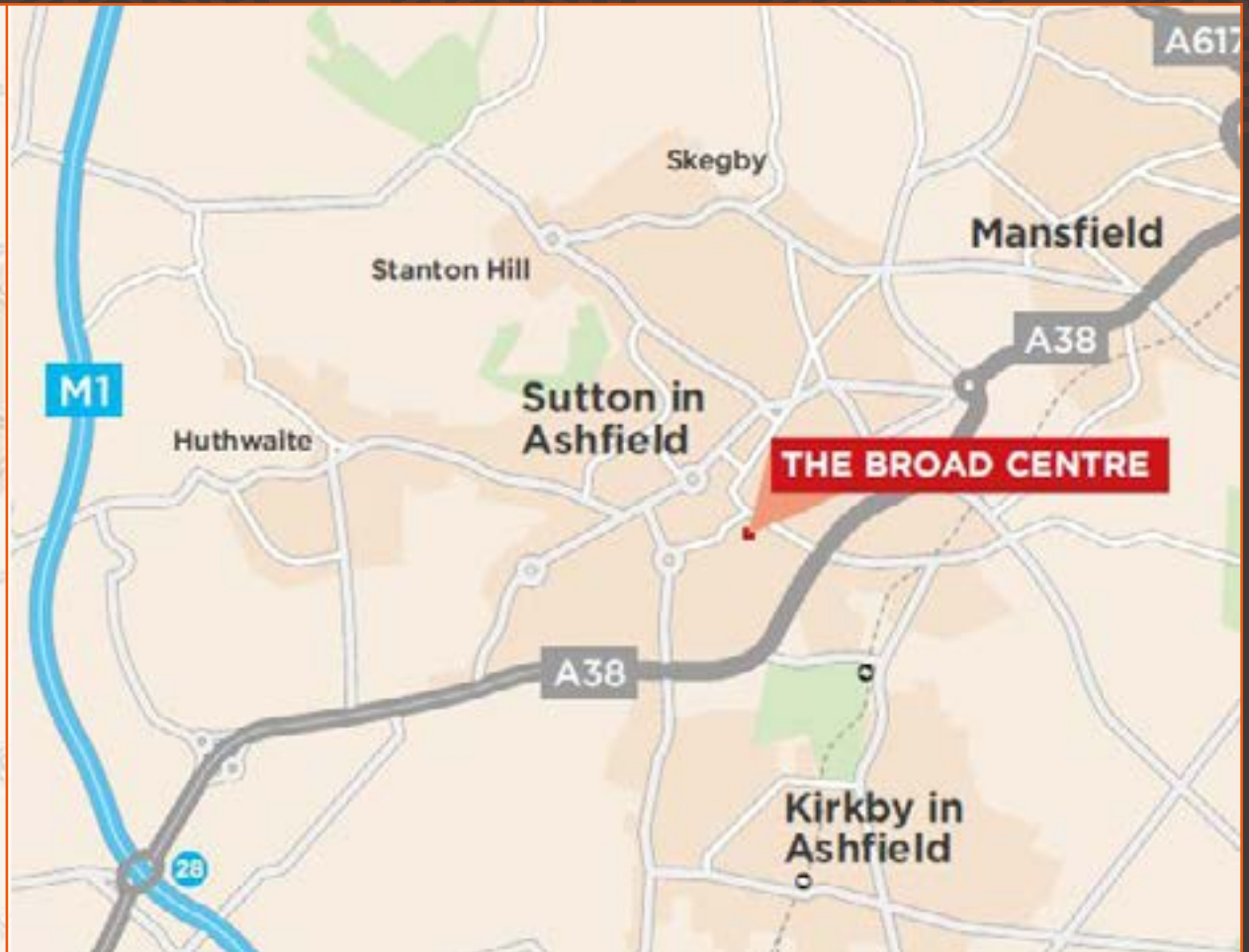


NOTTINGHAMSHIRE

THE BROAD CENTRE
RETAIL PARK
SUTTON-IN-ASHFIELD
NG7 5FH

RETAIL WAREHOUSE UNIT
TO LET





LOCATION

Sutton-In-Ashfield is located c.12 miles north of Nottingham and c.20 miles south of Sheffield. The Broad Centre is situated fronting Station Road on the southern edge of the town centre, diagonally opposite Forest Retail Park and c.4 miles north-west of the East Midlands Designer Outlet centre. Other notable national retailers nearby include: Aldi, Halfords, The Range, Home Bargains and Tool Station

The surrounding areas have a population of 130,383* (68% are within a 16-74 year bracket) with 56,344 households, 67% of these properties are home ownerships and 75% of which have car ownership.



ACCOMMODATION

The scheme extends to c.86,000 sq ft with circa 25 parking spaces and tenants comprising Lidl, Poundland, Matalan, Pets at Home and Anytime Fitness.

Only one unit remaining.

	sq.m	sq.ft
Ground Floor	743	8,000
First Floor	595	6,404
Total	1,338	14,404

GENERAL INFORMATION

Tenure	Leasehold
Term	To be agreed
Rent	£110,000 per annum
Planning	Class E
Service Charge	£TBC
Rateable Value	£101,000 (From April 2023)*

*UBR: 49.9p for small properties and 51.2p for large properties with a RV of over £51,000. The retail, hospitality and leisure sector will receive a discount of up to 75%. Further information is available from the relevant local authority or the Government website.







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WEST BRIDGFORD, NOTTINGHAM



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