



Betfred  
6-7 Market Place  
Mansfield  
Nottinghamshire  
NG18 1HU

**£20,000**  
Per Annum Exclusive

## PROMINENT TOWN CENTRE RETAIL UNIT

**101.40 sq m (1,092 sq ft)**

Approximate Net Internal Area

# TO LET

### FEATURES INCLUDE...

TOWN CENTRE LOCATION | GLASS RETAIL FRONTAGE | AVAILABLE JUNE 2019

#### Location

The premises are located in a prominent position overlooking the Market Place.

The Market Place is the main shopping thoroughfare in the town of Mansfield.

Mansfield itself is located approximately 20 miles north of Nottingham City Centre and 15 miles to the south east of Chesterfield Town Centre.

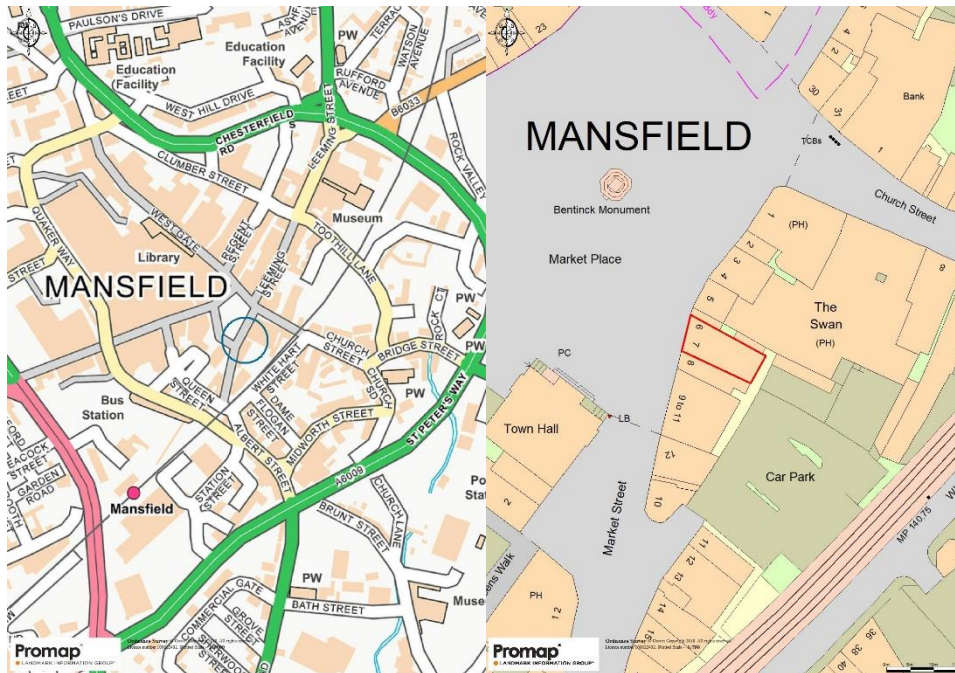
The surrounding occupiers are predominantly local and national retailers including The Money Shop, Greggs, Newton Followell and Lloyds Bank.

#### Description

Externally, the premises comprise of a prominent glass retail frontage, with the main access into the premises being off Mansfield Market Place.

Internally the property is currently being used as betting shop with Trading Area, Reception, W/C's, Staff office and W/C.

The unit may be suitable for a variety of uses (subject to Planning).



Map View

Plan View

## Accommodation

|              |  |
|--------------|--|
| Trading Area | 96.69 m <sup>2</sup> / 1,041 ft <sup>2</sup>       |
| Staff Office | 4.71 m <sup>2</sup> / 51 ft <sup>2</sup>           |
| <b>TOTAL</b> | <b>101.40 m<sup>2</sup> / 1,092 ft<sup>2</sup></b> |

Approximate Net Internal Floor Area

## Planning

We understand that the property is categorized within Use Class 'Sui Generis'.

It is the ingoing tenant's responsibility to ensure that the intended use complies with planning regulations.

For further information please contact Mansfield District Council on 01623 463463.

## Business Rates

|                         |         |
|-------------------------|---------|
| 2017 Rateable Value     | £25,000 |
| Rates Payable 2017/2018 | £12,000 |

## Rent

£20,000  
Per Annum Exclusive

## Terms

The property is available by way of a New FRI Lease for a term of years to be agreed.

## VAT

Unless stated all prices are quoted exclusive of VAT.

## Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.

## Energy Efficiency Rating

A copy of the Energy Performance Certificate is available upon request.

## Services

We understand that gas, electricity, water and drainage are connected to the premises. However, we recommend that interested parties contact the relevant service providers to confirm this.

## Viewing

Strictly by prior appointment through the Sole Agents, Musson Liggins.