



High Profile Trade/Showroom Unit

Size 8,487 sq ft (788.41 sq m)

- Located on Mansfield's Inner Ring Road
- Large dedicated parking area
- Trade users and retail parks located in close proximity
- Superb visibility to high volumes of passing traffic

High Quality Trade/Showroom Unit - To Let

Size 8,487 sq ft (788.41 sq m)

Location

The premises are located on Lime Tree Place in Mansfield Town Centre just off Ratcliffe Gate (A617) which links St. Peter's Way (inner ring road) to the MARR and A617. Nearby occupiers include Johnstone's Decorator Centre, Dulux and We Only MOT.

Description

The property comprises a former Charlie Browns Tyre & Exhaust Centre converted to a showroom. The property features partially glazed elevations providing excellent natural light. The configuration is a main showroom to the front and storage area to the rear, with large car parking or loading yard.

The property benefits from the following features:-

- Clear Working Height of 4.31m
- WC & Welfare facilities
- Concrete floor slab

Accommodation

The unit comprises the following accommodation:

USE	SQ FT	SQ M
Showroom/Trade Desk	4,382	407.07
Storage Area	3,734	346.89
WCs/Welfare	371	34.45
TOTAL	8,487	788.41

Business Rates

The premises are assessed as "Retail Warehouse & Premises" with two Rateable Value assessments of £34,000 & £43,250.

Legal Costs

Each party to bear their own legal costs incurred in any transaction.



VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

EPC Rating

Full EPC available. Rating (C 69)

Terms

The premises are available to let by way of a new sub-lease upon terms to be agreed for a term to expire no later than 27th December 2030 at a rent of £67,500 per annum.

Further Information

All enquires through the sole agents.

Sean Bremner
T: 0115 896 6611
M: 07541 505980
E: sean@cppartners.co.uk

Date of Particulars

April 2016



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc.: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc.: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.