

TANNERS

Net Internal Area: 566 Sq. Ft / 52.59 m²

£10,000 Per Annum Exclusive

- Ground floor business premises
- Located in a prominent area of Nottingham
- Versatile space suitable for a variety of uses (Subject to Planning)
- Nearby occupiers include Kraft Werks, Pistachio, Sainsburys, JD Weatherspoon, The Snobby Butcher and Pudding Pantry



511 Mansfield Road
Sherwood
Nottingham | NG5 2JL

The Property

The property comprises of a ground floor unit space, including kitchenette and WC facilities. The property is currently partitioned into three consulting rooms and is suitable for a variety of uses subject to planning.

The Location

The property is situated in a prominent position and is located on a major arterial route, the A60 Mansfield Road, to/from Nottingham City Centre. The property benefits from a main road frontage with a high daily traffic flow. Surrounded by a mix of successful independent and national business, the area is a bustling and diverse hub within the community.

Lease Terms

The property is available to let by way of a new fully repairing and insuring lease for a term to be agreed.

Town and Country Planning

We believe the property has consent for uses falling within Class E of the Town and Country Planning (Use Classes) Order 2020.

This information is given for guidance only and interested parties are advised to make their own enquiries with the local planning authority.

Business Rates

Authority: Nottingham City Council.

Current Rateable Value: £9,000.

This information is given for guidance only and interested parties are advised to make their own enquiries with the local billing authority.

Legal Costs

Each party is to be responsible for their own legal costs.

EPC

A copy of the EPC is available upon request from the Agents.

Viewing

Strictly by appointment with the Managing Agents, please contact:

T: 0115 9586 586

E: tanners@tannersproperties.co.uk

Accommodation

Measured on a Net Internal basis, for guidance only:

	SQ FT	SQ M
Main Area	495	46
Kitchen	38	3.56
W.C	33	3.03

