

## Long Leasehold For Sale – Prime Retail Unit

GF: 1,123m<sup>2</sup>  
(12,085ft<sup>2</sup>)

- Comprising part of the former Beales Department Store, the unit fronts Stockwell Gate and the South Mall within Four Seasons Shopping Centre
- Located in Mansfield's prime retail pitch, the unit provides 26,497ft<sup>2</sup> of accommodation over 2 floors
- Located within the Four Seasons Shopping Centre and adjacent/opposite Card Factory, Pandora and EE
- Major occupiers represented in the scheme/vicinity include Primark, JD, B&M, Loungers and Superdrug
- Additional, adjacent Freehold premises also available



**FOR SALE**



Location



Gallery



Contact

## Location

Mansfield is the second largest urban centre in Nottinghamshire, with a population of approximately 100,000 and a catchment of approximately 470,000 within a 10-mile radius. Accessed via junction 27, 28 and 29 of the M1 and is now home to a number of large manufacturers and distribution companies.

## Situation

The unit forms part of the former Beales department store and is situated in the heart of Mansfield town centre.

Fronting the South Mall of the Four Seasons Shopping Centre, with a return frontage to Stockwell Gate, the unit is located in the prime retail trading pitch in the town, with major occupiers represented including **Primark**, **Boots**, **Debenhams**, **River Island**, **JD** and **Superdrug**. The unit comprises accommodation over two floors, with the first floor trading and ancillary space accessed via stairs and an escalator.

## Floor Areas

We understand that the property provides the following approximate areas:

Description	M <sup>2</sup>	FT <sup>2</sup>
Ground Floor	1,123	12,085
First Floor	1,339	14,412
<b>Total</b>	<b>2,462</b>	<b>26,497</b>

(This information is given for guidance purposes only)

## Planning

We understand the property has planning consent for **A1 (Shops)** and may be suitable for an alternative use, subject to planning.





## Tenure

The property is held under a 999 lease from 1<sup>st</sup> October 1973 at a passing rent of £1 per annum. There is a further lease over the service area to Four Seasons Shopping Centre expiring 24<sup>th</sup> March 2101 at a passing rent of £406.85. A copy of both leases are available on request.

## Business Rates

We are advised by Mansfield District Council Business Rates Department that the 2017 assessment is as follows:

**£55,500**

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable from 01/04/2023 to 31/03/2024 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the relevant local billing authority.

## Offers

Offers are invited for the benefit of the long leasehold interest. The property is elected for the purposes of VAT.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

**Doug Tweedie**

07887 787 892

[doug@fhp.co.uk](mailto:doug@fhp.co.uk)



**Fisher Hargreaves Proctor Ltd.**

First Floor  
122-124 Colmore Row  
Birmingham, B3 3BD

[fhp.co.uk](http://fhp.co.uk)

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