Shopping centre retail unit available now

Ground floor sales 79.34m² (854ft²)

- Situated in the middle of the Idlewells Shopping Centre
- Undergoing comprehensive refurbishment ready for tenant fit out
- Anchor tenants include B&M Bargains, New Look, JD Sports and Specsavers
- Operators in the vicinity include JD, Scrivens, Bodycare and TUI
- · Quoting Rent £18,500 per annum













Unit 42 Idlewells Shopping Centre | Sutton in Ashfield | NG17 1BN

Ground Floor Sales: 79.34m² (854ft²)







Location

Idlewells Centre is located in the market town of Sutton in Ashfield approximately 17 miles north of Nottingham and 4 miles west of Mansfield. The town benefits from a primary catchment population of 96,000 persons (Census 2021).

The Idlewells Shopping Centre is located adjacent to the bus station providing regular direct bus services to Mansfield, Kirkby in Ashfield, Hucknall as well as Derby and Nottingham.

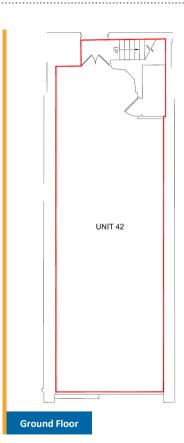
The Centre

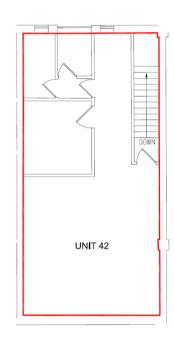
The Idlewells Centre is an integral part of the town's retail offering comprising of 43 retail units, 240 car parking spaces, Sutton in Ashfield's library and a community led indoor market providing a plethora of independent local traders.

The centre is also home to a range of national retailers including Specsavers, New Look, Body Care and B&M Bargains.

EPC

A copy of the EPC is available on request.





First Floor





Ground Floor Sales: 79.34m² (854ft²)















Accommodation

The property provides the following approximate areas:

Description	m²	ft²
Ground Floor	79.34	854
First Floor	51.47	554
ITZA	51.47	554
Total	130.81	1,408

Lease Terms

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

Rent

The property is available at a rent of:

£18,500 per annum exclusive

Service Charge

It is understood that the service charge attributable to this unit in 2024 is £7,358.97.

Planning

We understand the property benefits from planning consent for Use Class E and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant and office use. This information is for guidance only and all parties should check themselves with the local planning



Unit 42 Idlewells Shopping Centre | Sutton in Ashfield | NG17 1BN Ground Floor Sales: 79.34m² (854ft²)

















Unit 42 Idlewells Shopping Centre | Sutton in Ashfield | NG17 1BN

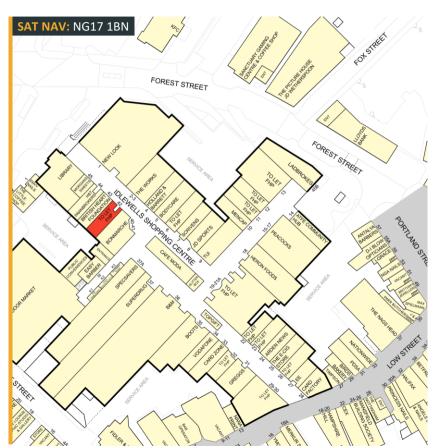
Ground Floor Sales: 79.34m² (854ft²)











Business Rates

We understand from the Valuation Office Agency that the property is assessed as follows:

Shop & Premises

Rateable Value (2023): £13.500

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2025 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

Legal Costs

Each party will bear their own legal costs incurred in connection with this transaction.

Further Information

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

Ellis Cullen 07450 972 111

ellis.cullen@fhp.co.uk

Alan Pearson 07876 396 005 alan@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street Nottingham, NG1 5BG

fhp.co.uk

24/06/2024

Please click here to read our "Property Misdescriptions Act". E&OE.