

## Shopping centre retail unit available now

Ground floor sales  
461.45m<sup>2</sup> (4,967ft<sup>2</sup>)

- Situated in the principal retail destination in Sutton in Ashfield
- Ground floor premises with rear stores
- Excellent opportunity with vacant units undergoing refurbishment ready for tenant fit out
- Anchor tenants include B&M Bargains, New Look, JD Sports and Specsavers
- Quoting Rent £58,500 per annum



**TO LET**



Location



Gallery



Contact

## 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.

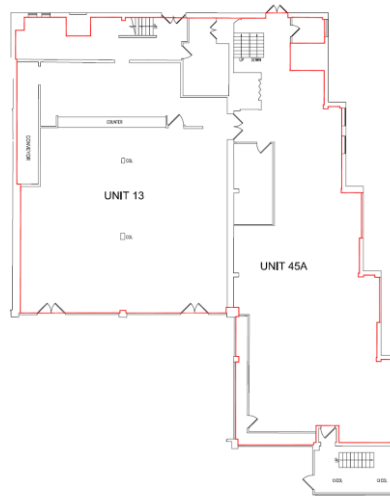
## The Centre

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.

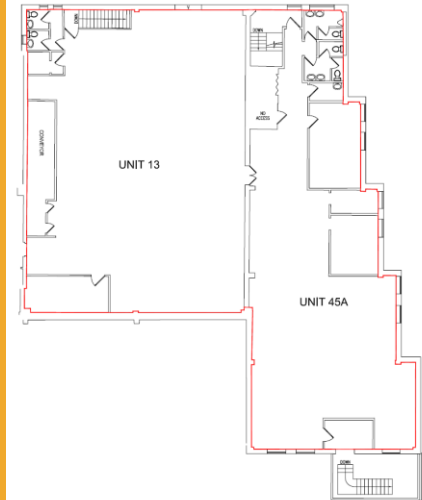
The centre is also home to a range of national retailers including Specsavers, New Look, Body Care and B&M Bargains.

## EPC

A copy of the EPC is available on request.



Ground Floor



First Floor



## Accommodation

The property provides the following approximate areas:

Description	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor	461.45	4,967
First Floor	489.88	5,273
ITZA	155.33	1,672
<b>Total</b>	<b>951.33</b>	<b>10,240</b>

## 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:

**£58,500 per annum exclusive**

## Service Charge

It is understood that the service charge attributable to this unit in 2024 is £53,517.85

## 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 authority.





SAT NAV: NG17 1BN



## Business Rates

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

Shop & Premises  
Rateable Value (2023): £69,500

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

16/07/2024