

SUTTON IN ASHFIELD

9-11 LOW STREET NG17 1DH

TO LET

LOCATION

Sutton in Ashfield is a market town with a population in the region of 42,000 people, situated approx 14 miles to the north of Nottingham and 3 miles to the south-west of Mansfield.

The unit is centrally located within the town of Sutton in Ashfield on the pedestrianised Low Street, a stones throw from Idlewells Shopping Centre. Nearby occupiers include **Yorkshire Bank, YMCA retail outlet, Derbyshire Building Society, Boots the Chemist and Phones 4 U.**

ACCOMMODATION

The premises comprise the following net floor areas:

Ground Floor Sales	2,390 sq ft	222.0 sq m
Ground Floor Ancillary	119 sq ft	11.7 sq m
First Floor Ancillary	2,174 sq ft	201.97 sq m

The shop benefits from rear loading and a goods lift connecting the floors.

RENT

Rent to be confirmed upon application.

LEASE

To let on a full repairing and insuring lease for a minimum period of 5 years or longer by negotiation.

COSTS

The incoming tenant will be responsible for the landlord's legal costs.



RATES

We are advised the property is assessed as follows:-

Rateable Value (2017)	£ 41,000.00
UBR (2020/2021)	49.9p
Estimated Rates Payable (2020/2021)	£ 20,459.00
Estimated Payable with Retail Relief	£ NIL

For further details visit www.voa.gov.uk or contact the local Rating Authority. The Rates Payable may be subject to small business and/or transitional relief.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band D (92). A copy of the EPC is available for inspection if required.

VAT

Unless otherwise stated all prices and rents are quoted exclusive of VAT. Any intending purchaser or lessee must satisfy themselves independently as to the incidence of VAT in respect of any transaction.

VIEWING & FURTHER INFORMATION

Please contact the joint agents for further information:-

Jason Oddy D: 0113 383 3759
E: jason.oddy@brassrow.co.uk

or

Matthew Johnson at LSH (tel: 01522 814680).

SUBJECT TO CONTRACT



Experian Goad Plan Created: 30/05/2017
Created By: Brassington Rowan

For more information on our products and services:
www.experian.co.uk/goad | goad.sales@uk.experian.com | 0845 601 6011

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