

PROMINENT RETAIL UNIT ON ESTABLISHED RETAIL PARK

UNIT C • SANDLANDS COURT •
FULMAR CLOSE • MANSFIELD • NG19 0GG



TO LET.



- Prominent Retail Unit
- 94.20 Sq M (1,013 Sq Ft)
- Retail Park Location
- Suitable for Retail / Food Retail / Various
- Next to Asda, McDonalds, KFC, Costa, Subway
- Extremely Popular Location



FLINT
REAL ESTATE





DESCRIPTION

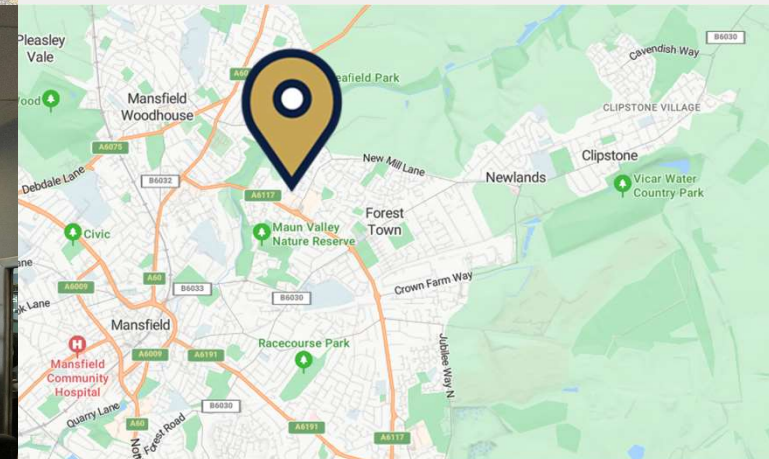
Mid terraced modern retail premises benefitting from an open plan layout suitable for a range of retail and food retail uses stp

- 1,013 Sq Ft GIA
- Excellent location with high levels of passing trade & footfall throughout the day
- High quality retail unit
- Suspended ceiling with inset lighting
- Attractive glazed shop front
- W/C facilities
- Rear access and goods yard for deliveries
- Large customer car park
- Suit a range of uses
- 3 phase electrical supply
- Use Class E



LOCATION

Located in the extremely popular retail park known as Sandlands Court, which is a well established neighbourhood retail park scheme with nearby occupiers such as McDonalds Drive Thru, Asda Superstore, KFC Drive Thru, Foxglove - Martsons Family Pub, Costa Coffee, Subway, Indigo Sun, Pets & Friends, Jangos Play Centre, Paper Moon Day Nursery and a Dentist. The retail park is close to high density residential housing developments providing a captive audience of potential customers. Mansfield is a large town in Nottinghamshire.



SAT NAV: NG19 0GG



PLUG.BOLT.DARE



ACCOMMODATION

The property has the following Gross Internal Area:

	Sq M	Sq Ft
Floor Area	94.20	1,014

Dimensions: 6m width and 15.70m depth

Externally there is a large customer car park shared with the other occupiers.

ASKING RENT

£24,000 per annum plus VAT

LEASE TERMS

The property is available to lease on FRI terms to be agreed.

BUSINESS RATES

Rateable Value: £13,500

Please note this is not the rates payable. Qualifying occupiers may benefit from rates relief.



VIEWINGS

By appointment with the Sole Agents below:

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SERVICES

Mains services including 3-phase power supply are connected.

EPC

To be confirmed. Previously it was a B Rating.

VAT

Rent / asking price quoted is exclusive but may be subject to VAT.

AML

Tenants will have to supply information to comply with Anti Money Laundering Regulations.