



Unit 5 King Street/ Market Place, Sutton In Ashfield NG17 1AQ
£3,950 Per Annum

Sales Shop with first floor store and WC

Sales area of 29.59 sq.ms (318 sq.ft.)

First Floor area of 21.38 sq.ms (230 sq.ft.)

The premises occupy a prominent position on King Street close to the Market Place car park and are suitable for a wide variety of retail purposes.

LOCATION

The premises occupy a prominent position on King Street which leads from Langton Road in the west to the former Market Place in the east which is now a car park.

The Market Place is in the centre of the large town of Sutton in Ashfield which serves a population in excess of 50,000 and provides a wide range of facilities including the Idlewells Shopping Centre, good shops with national retailers, indoor and outdoor markets, retail parks and schools of all grades.

There are regular bus services from the town to Mansfield Nottingham and Alfreton which are some 4, 14 and 5 miles away respectively. The town has excellent road access via the A38 to Junction 28 of the M1 Motorway which is less than 4 miles distance.

DESCRIPTION

The property comprises a ground floor shop with first floor storage and WC, and occupies a prominent position close to the Market Place car park and opposite Ashfield Health Centre. Nearby occupiers include Hair 4 Him, Star Boutique hair salon etc and Phil's Bait and Tackle shop.

The premises are suitable for a wide variety of retail purposes and provide the following accommodation.

ACCOMMODATION

Sales Area 23'6" x 13'6" maximum (7.18m x 4.12m maximum)

With large display window, external stoel shutters to the window and door, fitted counter/worktop, shelving, fluorescent lights and suspended ceiling.

Stairs to First Floor

Store 17'2" x 13'5" max (5.25m x 4.09m max)

With wash hand basin (cold only), fitted base unit with worktop

WC

With low level wc.

LOCAL AUTHORITY

Ashfield District Council

RATING

We understand from the Rating List on the Valuation Office web site that the premises have a rateable value of £3050.

The property should be exempt from the payment of rates, as the rateable value is less than £12,000 it should qualify for Small Business Rate Relief.

Lease

The premises are available on a new lease for a length of term to be agreed, at a rental of £3950 per annum.

Viewing

By appointment with the Agents WA Barnes LLP

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

