



**St Peter's Way, Mansfield NG18 2JW**

## **ALL ENQUIRIES**

- ▶ **0.69 acre site on main arterial route**
- ▶ **Existing retail building comprising 8,488 sqft**
- ▶ **Offers invited for the freehold interest or leasehold**
- ▶ **Freeholder will consider developing alternative uses to include drive thru, drive to and retail pods (Subject to planning)**

For enquiries and viewings please contact:



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## Location

The premises is located in the market town of Mansfield, situated 12 miles from Nottingham and with a population of c. 110,000.

The site is located on the corner of St Peter's Way and Lime Tree Place and benefits from a highly prominent frontage at the junction of Ratcliffe Gate (A6191) and St Peters Way (A6009) which is the inner ring road and provides access to Nottingham via the A60. This main arterial route benefits from substantial traffic flow with c. 23,000 daily vehicle movements.

There are a number of trade users and retail parks within close proximity, including St Peters retail Park (0.4 miles away) with retailers including TK Maxx, Next, Boots, Poundland, Costa, Sports Direct and Greggs.

## Description

The property comprises a former car service centre which was converted to a retail showroom, most recently occupied by Floors 2 Go. The unit benefits from a large open showroom to the front, with single height glazed frontage and return frontage, level concrete floor, 4 electrically operated roller shutter doors, reception area and staff facilities. There is a further display area to the rear, with dedicated access and separated by a blockwork divide.

Externally, the premises benefits from a large tarmacked car park with a loading area to the side of the existing building.

The site benefits from outstanding visibility on to the main ring road and provide an excellent drive thru opportunity. The landlord would consider reconfiguring the existing building and potential drive thru/drive to development to suit the end user. These will be subject to planning consents and agreeing suitable terms.

## Accommodation

	Hectares	Acres
<b>Total</b>	0.28	0.68

The existing building on site provides 8,488 sqft showroom space.

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

## Planning

The property was granted A1 planning use in 2007.

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Alternative uses will be considered, subject to planning.

## Tenure

The site is available on a freehold basis with vacant possession.

Leasehold offers will be considered for the existing building or alternative uses such as drive thru, drive to or trade counter. Subject to necessary consents.

## Business Rates

The property is currently listed as retail warehouse and premises and has two rateable value assessments:

Property Description: Retail Warehouse & Premises

Rateable Value: £43,250 and £34,000

Rates Payable: £21,581.75 and £16,966 (based on the small business rates of 49.9p, effective until March 2023).

The draft valuation has been updated by the Valuation Office Agency and is as follows;

Property Description: Retail Warehouse & Premises

Rateable Value: £34,750 and £27,250

Rates Payable: £17,340.25 and £13,597.75 (based on the small business rates of 49.9p, effective until March 2024).

This will come into effect from April 2023.

All retail, leisure and hospitality users will be entitled to 50% rates relief or rates payable up until April 2023, which will increase to a 75% discount from April 2023.

(Source: VOA)

## Price/Rent

Freehold - £1.2 million

Leasehold - On application

## VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

## Legal Costs

Each party is to bear their own legal and professional costs incurred.

## Viewings

Viewings are by appointment with sole agents Innes England

Virtual viewings are available via the link on the property page on Innes England website.

## Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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