

**AURA**

61a Mansfield Road, Nottingham NG1 3FN – Business Relocating

# Buy!

## Fully Fitted Retail Showroom in Prominent Position

677 sq m (7,297 sq ft)

- Fully fitted retail showroom
- A highly prominent unit on Mansfield Road
- Extensive glazed frontage
- 2,836 sq ft mezzanine
- Suitable for a range of uses
- Business relocating

**£695,000 Freehold**



## Location

The subject property is situated fronting Mansfield Road, which forms one of the key arterial routes out of Nottingham city centre to the north.

The property occupies a prominent position on Mansfield Road at the junction with Bluecoat Street.

Diagonally opposite the property is the entrance to Victoria Shopping Centre's 2,700 space car park and Victoria Bus Station.

Nottingham Trent University's city centre campus is a short walk away.

## The Property

The property comprises a retail showroom with extensive glazed frontage on the corner of Mansfield Road and Bluecoat Street in Nottingham city centre.

Internally, the accommodation is fully fitted as a retail showroom and is primarily open plan in configuration at both ground and mezzanine level.

In addition to the main sales areas there are staff toilets, kitchen, a glazed sales office and a rear store room which is suitable for a single car.

The property has an extensive frontage which benefits from full height glazing and allows for further signage opportunities.

## Accommodation

	SQ M	SQ FT
Ground Floor:	415.37	4,471
First Floor Mezzanine:	262.54	2,826
<b>TOTAL:</b>	<b>677.91</b>	<b>7,297</b>

Please note that the property is built on the entirety of the title and there are no external areas.

On street parking is available behind on North Sherwood Street.

## Tenure

The property is available to purchase with vacant possession.

## Business Rates

The property has the following rateable value:-

**£51,000**

The current UBR is 54.6p which would make a rates payable figure of:-

**£27,846**

## VAT

VAT is applicable to the purchase price.

## Planning

The property has been occupied for a number of years as a retail showroom which in our opinion falls under use class **E: (Commercial Business & Service)**.

The property is suitable for a variety of uses, including restaurant / café, offices and workspace, gym, clinics, health centre and children's day nursery.

Interested parties should clarify their intended use with Nottingham City Council.

## EPC

B-26

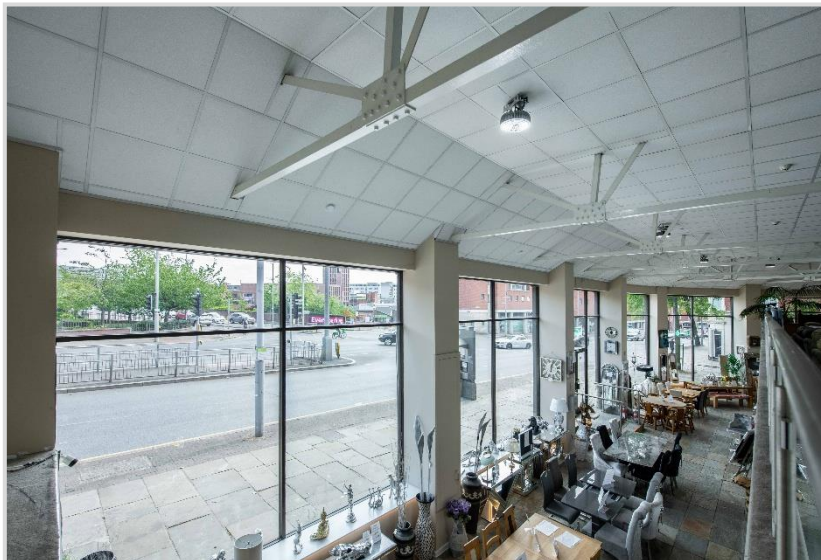
## Viewings

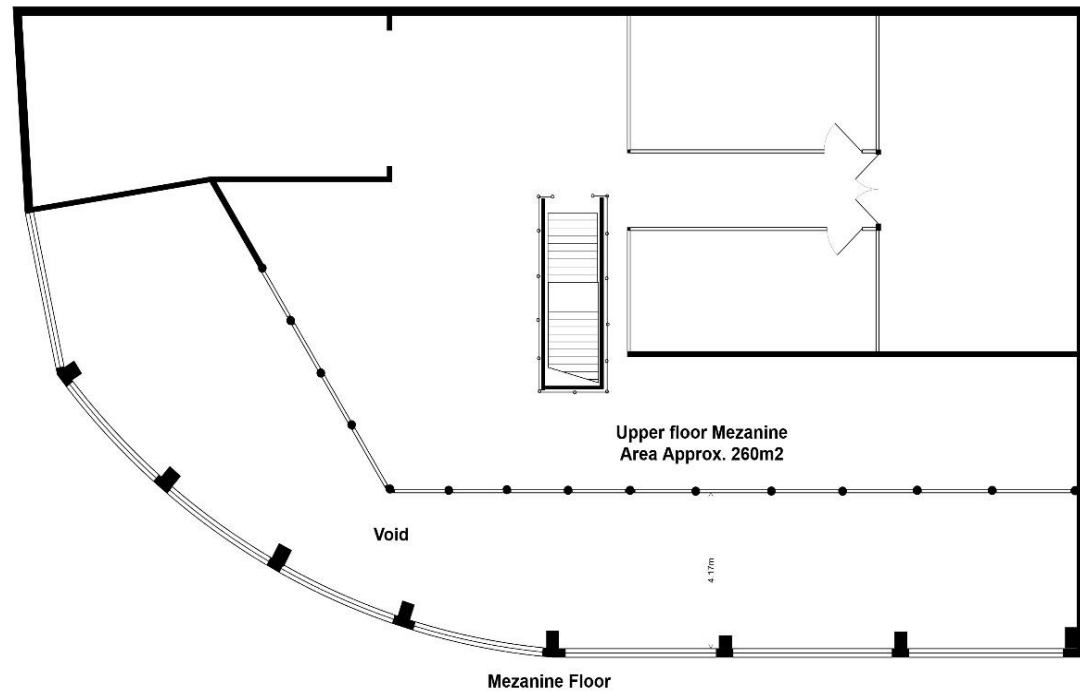
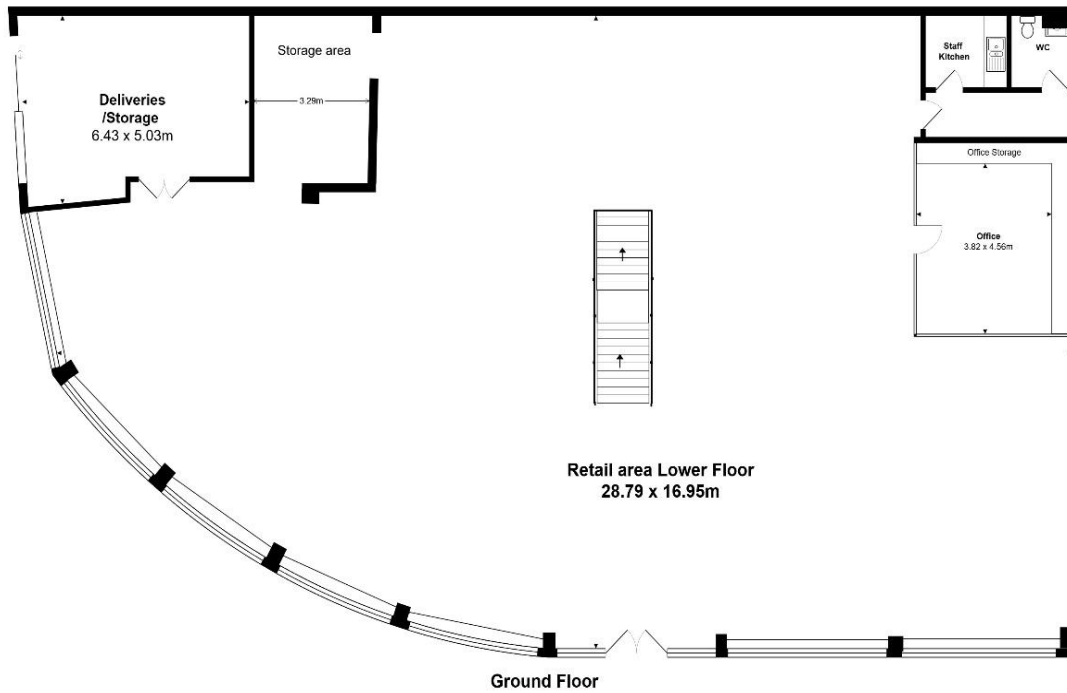
Please do not visit the property without first notifying the selling Agents and we will arrange a formal inspection.

## Price

**£695,000 Freehold**











Lace Market

Old Market Square

Theatre Royal

Clumber Street

Cornerhouse

NTU

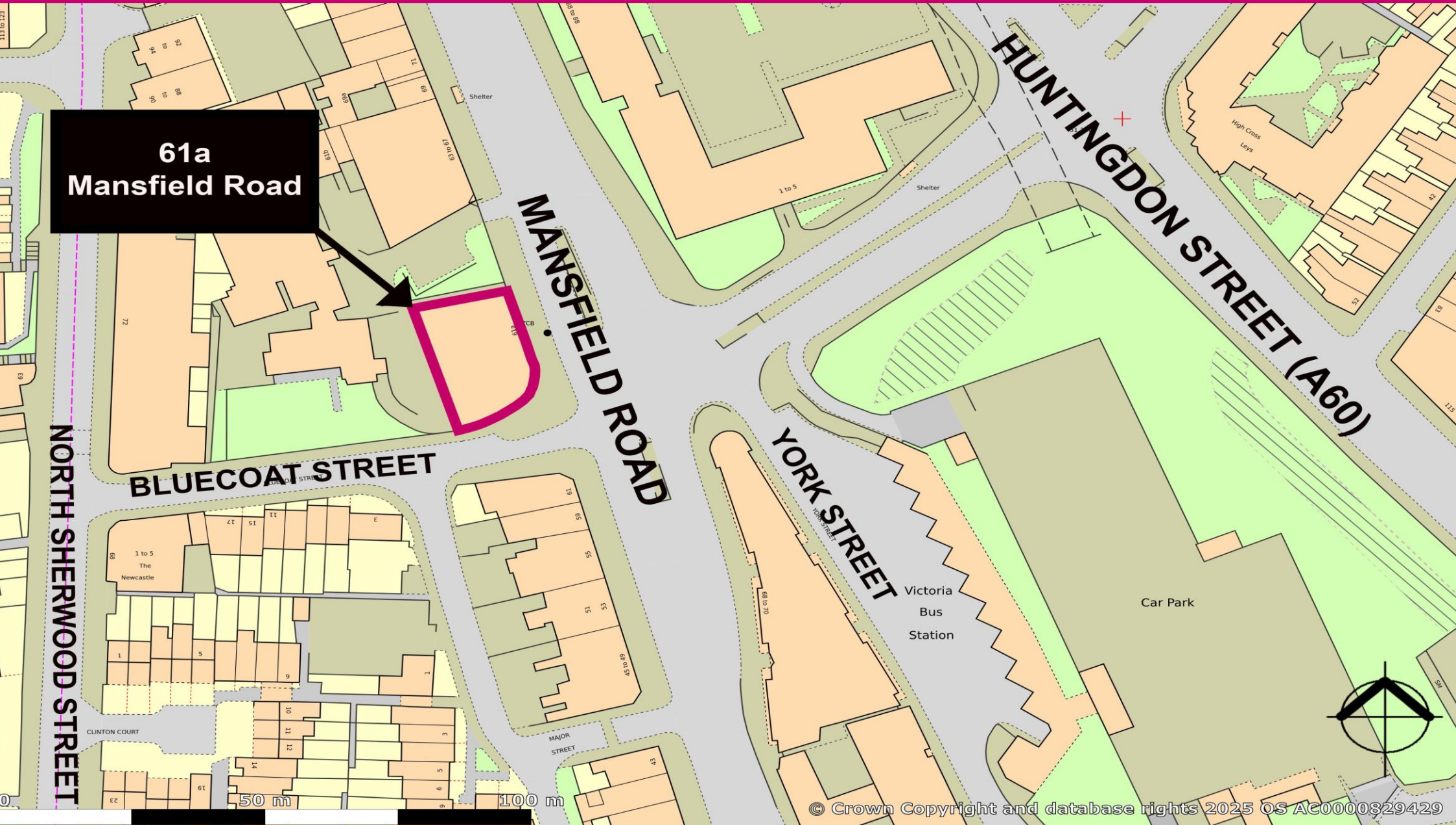
Trinity Square

John Lewis

Victoria Centre  
2,250 parking spaces

61A  
Mansfield Road







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