

Lot 17, 36 Clipstone Road West, Mansfield,

Nottinghamshire NG19 0BU

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Veterinary Investment

- Let to Mansfield Vets 4 Pets Limited Guaranteed by Vets4Pets Veterinary Group Limited until 2033
- Tenant in Occupation for 23 Years plus
- Approx. 0.13 Hectares (0.33 Acres)
- Approx. 14% Site Coverage with Car Parking for approximately 20 cars.
- Longer-Term Redevelopment Potential (Subject to Consents)
- Nearby occupiers include Asda, Co-op Food and Tesco Extra

Lot

17

Auction

29th October 2026

Rent

£32,000 per Annum Exclusive

Status

Available

Sector

Vet, Ground Rent

Auction Venue

Live Streamed Auction

Location

Miles

2 miles north-east of Mansfield Town Centre, 14 miles south-east of Chesterfield, 14 miles north of Nottingham, 20 miles south-east of Sheffield

Roads

A60, A617, A6117, M1 (J28/J29)

Rail

Mansfield Railway Station

Air

East Midlands Airport

Situation

The property occupies a prominent corner position on the east side of Clipstone Road West at its junction with Pump Hollow Road, within an established residential suburb of Mansfield. Nearby occupiers including Co-op Food and Asda.

Tenure

Freehold.

EPC

Band C.

Description

The property comprises a substantial Veterinary Surgery building with accommodation on Ground and first floors and benefits from a site of approximately 0.13 hectares (0.33 acres) with site coverage of approximately 14%, providing car parking for approximately 20 cars upon .

The property may be suitable for longer term redevelopment potential (subject to consents).

VAT

VAT is applicable to this lot.

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground First	Veterinary Practice/Ancillary	190.50 68.80	(2,051) (741)	MANSFIELD VETS4PETS LIMITED (CRN 4631595) t/a VETS 4 PETS guaranteed by VETS4PETS VETERINARY GROUP LIMITED (CRN 04263054)(2)	10 Years from 04/11/2023	£32,000	04/11/2028 (3) (03/11/2033)
Total Approximate Floor Areas		259.30(1)	(2,791)(1)			£32,000	

(1) The commercial floor areas stated above are those published by the Valuation Office Agency/HMRC (www.voa.gov.uk).

(2) Vets4Pets is one of the UK's leading veterinary groups, operating a nationwide network of veterinary practices. The lease is guaranteed by Vets4Pets Veterinary Group Limited (CRN 04263054), a wholly owned subsidiary of Pets at Home Group Plc. For the year ended 26th March 2026, Pets At Home Group Plc (CRN 08885072) reported revenue of £1,469,600,000, pre-tax profit of £92,800,000 and net assets of £973,100,000 (Annual Report and Financial Statements as published on Companies House: 07/10/2026).

(3) The lease provides to a fixed rental increase to £34,400 per annum exclusive on 04/11/2028 and provides for a Tenant's option to determine the lease on 04/11/2028, subject to serving six months notice. There is a three months rent free period, in the event that the Tenant does not exercise their option to determine the Lease on 04/11/2028.

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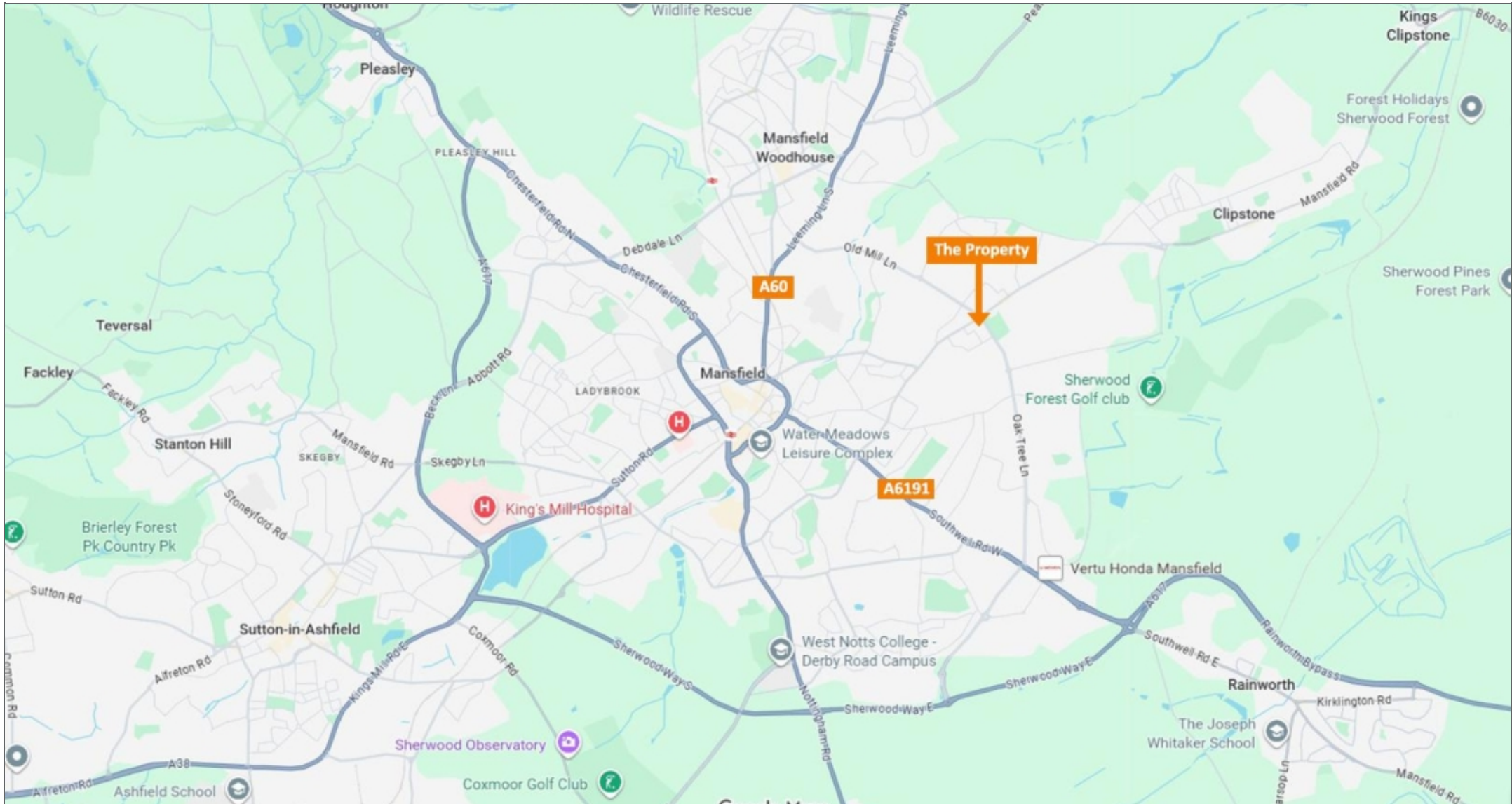
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Contacts

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2026