

# Lot 25

£84,000 per annum  
exclusive plus  
52,309 sq ft of vacant  
accommodation

32-36b West Gate,  
**Mansfield, Nottinghamshire NG18 1RS**  
Freehold Retail Investment & Development Opportunity



## Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review/ (Reversion)
32-34 (Former BHS)	Ground First Second Third	Retail Retail Ancillary Plant	1,239.70 sq m 1,595.33 sq m 1,477.34 sq m 547.27 sq m	(13,344 sq ft) (17,172 sq ft) (15,902 sq ft) (5,891 sq ft)	VACANT	-	-
36B (C & J - Clarks)	Ground	Retail/ Ancillary	355.54 sq m (3,827 sq ft)	C & J CLARK INTERNATIONAL LIMITED (1)	10 years from 25/11/2012 on a full repairing and insuring lease	£84,000	25/11/2017 (24/11/2022)
<b>Totals</b>			<b>5,215.18 sq m</b>	<b>(56,136 sq ft)</b>		<b>£84,000</b>	

(1) For the year ending 31st January 2017, C & J Clark International Limited reported a turnover of £885,600,000, pre-tax profits of £36,400,000 and a total net worth of £331,800,000 (Source: Experian Group 05/06/2017).

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### Key Details

- Substantial town centre building comprising approximately 56,136 sq ft on 0.62 acre site
- Part let to C & J Clark International Limited (in occupation for nearly 30 years)
- Potential to redevelop former BHS variety store - with change of use opportunities (subject to consents)
- Directly opposite main entrance to Four Seasons Shopping Centre - close to Primark and Marks & Spencer

### Location

**Miles:** 11 miles south-east of Chesterfield  
17 miles north of Nottingham  
**Roads:** A38, A60, A617, M1  
**Rail:** Mansfield Railway Station  
**Air:** East Midlands Airport

### Situation

The property is situated on the northern side of the pedestrianised section of West Gate, immediately opposite the East Mall entrance to Four Seasons Shopping Centre. Four Seasons Shopping Centre houses retailers including Boots the Chemist, Debenhams, Primark, Topman/Topshop, JD Sports and WH Smith. Other nearby occupiers include Marks & Spencer, Costa, New Look and branches of HSBC, Barclays and Halifax banks.

### Description

The property comprises a purpose built former department store arranged on the ground, first, second and third floors with a substantial loading bay and service yard area to the rear, together with a separate self-contained shop arranged on the ground floor only.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Six Week Completion



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