

## 37 Stockwell Gate, Mansfield, Nottinghamshire NG18 1LA

### Recently Refurbished Retail Opportunity



#### Key Details

- Retail opportunity in heart of Mansfield town centre
- Unit recently refurbished
- Opposite B&M Bargains and the town's 500 space multi storey car park
- 100m from Four Seasons Shopping Centre
- Potential change of use (subject to consents)

#### On behalf of a Major Asset Manager

##### 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

Mansfield is a popular market town located midway between Sheffield and Nottingham, benefitting from good communication links, being just 7 miles east of the M1 Motorway (Junction 28). The property occupies a prominent position on Stockwell Gate, less than 100m from the South Mall entrance to the Four Seasons Shopping Centre. B&M Bargains and a 500 space multi storey car park are located directly opposite. Other nearby occupiers include Superdrug, Primark, Card Factory and Pandora.

##### Description

The property comprises a ground floor retail showroom with retail and ancillary accommodation at first floor. The unit has recently undergone a refurbishment programme, with details of this available in the legal pack. There are two parking spaces to the rear of the premises.

##### Tenure

Long Leasehold. Held for a term of 125 years from 04/04/1979 at a peppercorn rent.

##### VAT

VAT is applicable to this lot.

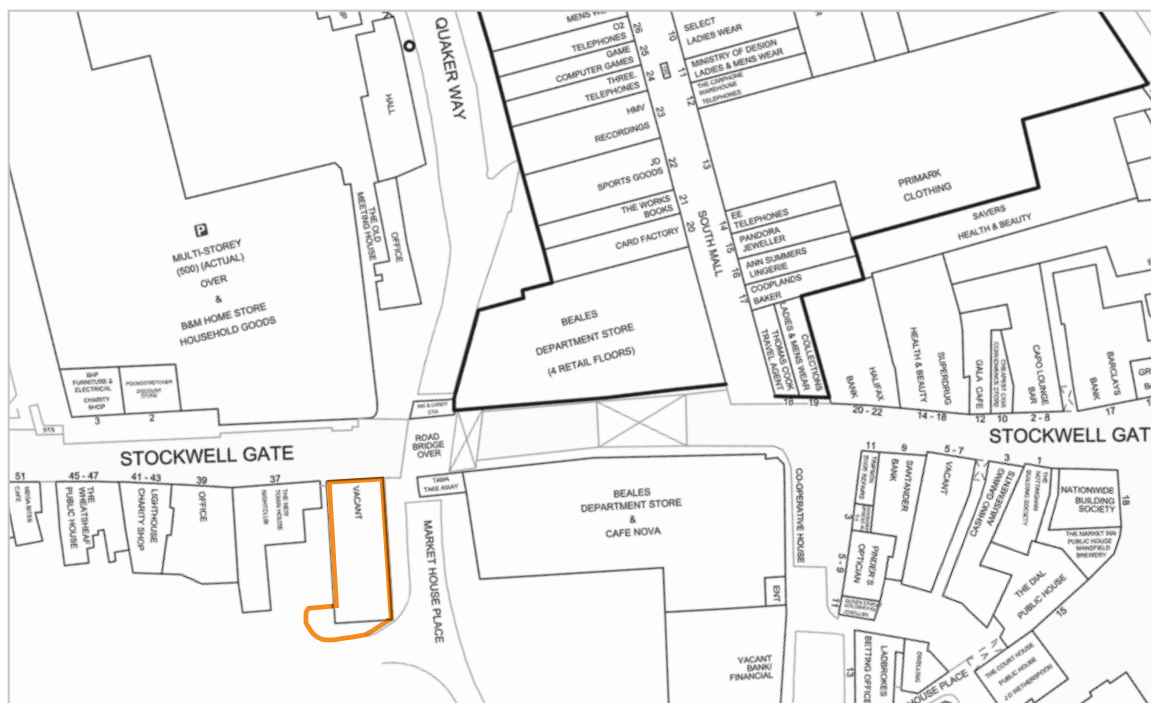
##### Six Week Completion

##### Energy Performance Certificate

Band C. Available at [acuitus.co.uk](http://acuitus.co.uk)

#### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Possession
Ground	Retail	327 sq m	(3,520 sq ft)	VACANT POSSESSION
First	Retail/Ancillary	301 sq m	(3,240 sq ft)	
<b>Total</b>		<b>628 sq m</b>	<b>(6,760 sq ft)</b>	



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