

# PRIME SHOP TO LET

## Mansfield - 22-24 West Gate, NG18 1HS

7-8 Conduit Street  
London, W1S 2XF  
020 7182 7480  
[www.fawcettmead.co.uk](http://www.fawcettmead.co.uk)



Retail property expertise

- Prime location on busy High Street
- Potential for A3 subject to necessary consents
- Subject to Vacant Possession

### LOCATION

Mansfield is the largest retail centre in Nottinghamshire after Nottingham. West Gate forms the prime retailing pitch along with the Four Seasons Shopping Centre, the main entrance to which is diagonally opposite the subject property.

The property provides well configured sales accommodation and is directly opposite Primark and nearby to Costa Coffee, WH Smith and JD Sports.

### ACCOMMODATION

The premises provide the following approximate net internal floor areas:-

Ground Floor Sales:	373 sq m	4,017 sq ft
First Floor:	369 sq m	3,975 sq ft
Second Floor:	87 sq m	932 sq ft

The property was comprehensively refurbished, including new roof surface works, in 2017. Details available upon request.

### QUOTING RENT

£70,000 per annum exclusive

### RATES

Rateable Value - £88,500

Interested parties should verify these figures with the VOA ([www.gov.uk](http://www.gov.uk))

### TENURE

The property is available on a new full repairing and insuring lease for a term to be agreed.

### COSTS

Each party is to be responsible for their own professional costs incurred in the transaction



### INSPECTIONS

Viewing is strictly by appointment with:

**Craig Cawthorne**

020 7182 7498

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[craig@fawcettmead.co.uk](mailto:craig@fawcettmead.co.uk)

Subject to Contract and Vacant Possession



Mansfield



Retail Expertise



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