

MULTI-USE E CLASS UNIT – TO LET**16-17 MARKET STREET,
MANSFIELD, NOTTINGHAMSHIRE**

SAT NAV REF:

NG18 1JG

- Town Centre double fronted unit
- Pedestrianised Market Street leading to Market Place and adjacent Caring Works and Xibit
- Ground Floor Sales 81 sq m (870 sq ft)
- Basement store 54 sq m (580 sq ft)
- Suit range of uses across the E Class.
- **To Let - £15,000 pax.**

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- J. It should NOT be assumed that the property has all necessary planning, building regulation or other consents.
- K. Where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers/tenants should, however, make their enquiries into such matters prior to purchase/letting.
- L. All prices, rentals and service charges are quoted exclusive of VAT and interested parties are asked to take independent advice.

TEL: **0115 986 3555****RICS**the mark of
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LOCATION

The premises occupy a prominent location on the edge of the pedestrianised Market Street leading to the Market Place. The parade includes Shine Nail Bar, Barnets Hair, Fallowell Estate Agents, KH Hair, Xibit and Caring Works. To the side is the Pay & Display The Swan car accessed off White Hart Street and the Viaduct runs to the rear.

DESCRIPTION

Double fronted mid parade ground floor retail unit with basement storage space. The unit is currently a coffee shop but would suit a range of other E Class uses. Traditional timber framed shop front and recessed door to right.

ACCOMMODATION

Ground Floor Sales - 81 sq m (870 sq ft)
Basement Store - 54 sq m (580 sq ft)
Total Area - 135 sq m (1,450 sq ft)

RENTAL

£15,000 pax

LEASE

The premises are available by way of a new internal repairing and insuring lease on terms to be agreed.

RATING ASSESSMENT

Rateable Value (2026) - £13,500

Interested parties are asked to confirm with the Rating Department at Mansfield District Council. There are reduced Business Rates for qualifying occupiers as well as RHL small multiplier at 38.2 p.

SERVICE CHARGE

A service charge is levied on the cleaning, maintenance, and upkeep of the exterior of the premises and common areas. Further details upon request.

MANSFIELD BID

The property is in the Mansfield Business Improvement District and a fixed 2% BID levy will be applied to Rateable Values in the Non-domestic Rating List. The levy will be applied from 1st April every year and adjusted annually with a 3% inflation rate.

Interested parties should contact Mansfield BID telephone 01623 633939 or on-line at www.mansfieldbid.co.uk.

PLANNING

The premises come under the E Classification 1 September 2020 - having been a cafe unit for many years.

The unit would suit a range of uses including retail, financial/professional services, and bistro/café without the need for additional Planning Permission. Please note that E Class also includes the old B1(a) (offices), B1(b) (research facilities) and certain clinics, creche and health centre type uses formerly under D1.

The premises are in a Conservation Area but are not Listed. However, interested parties should contact Mansfield District Planning Department, telephone no: 01623 463463 to satisfy themselves in that regard.

Neither New West Ltd nor the landlords offer any warranty in respect of the Planning, Building or Fire Regulations and interested parties must undertake their own survey and advice. There to be no conflict on proposed uses with the existing users in the Parade in the same landlord's ownership.

LEGAL COSTS

The incoming tenant will be responsible for the landlords' abortive legal costs at £500 plus VAT. On a successful letting each party to bear their own costs.

COMMERCIAL ENERGY PERFORMANCE CERTIFICATE (EPC)

The premises are assessed as C65 under the EPC to November 2033 and copies of the Energy Performance Certificate & Recommendations Report are available to applicants on request.

VAT

We understand VAT is charged on the rental, service charge and insurance. The position regarding VAT is always reserved.

MONEY LAUNDERING POLICY

In accordance with Money Laundering Regulations, two forms of ID/Address and confirmation of the source of funding will be required from the successful tenant.

VIEWING

Strictly by appointment through the joint sole agents: **New West, 17 The Triangle, NG2 Business Park, Nottingham, NG2 1AE.**

Philip Westin-Hardy 07771 754384
Email: philip@newwest.co.uk

Or Mathias Perry 01636 815805

PNW/3.26



Energy performance certificate (EPC)

16-17 Market Street
MANSFIELD
NG18 1JG

Energy rating

C

Valid until: 22 November 2033

Certificate number: 6975-1417-5235-3602-3183

Property type

Restaurants and Cafes/Drinking Establishments/Takeaways

Total floor area

186 square metres

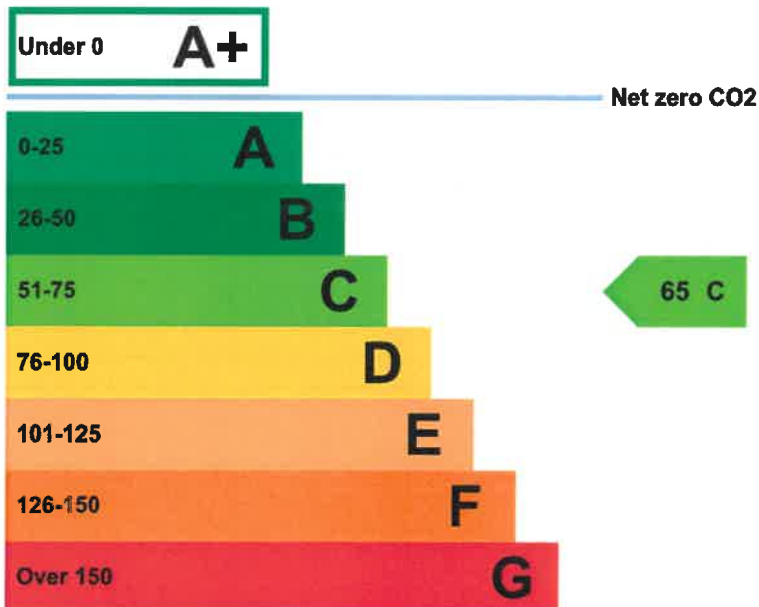
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

12 A



16/17 Market Street
 Mansfield
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