

TOWN CENTRE MULTI-USE E CLASS UNIT – TO LET

**Ground Floor & Basement
30 Leeming Street
Mansfield Nottinghamshire**

NO BUSINESS RATES (STQ)

SAT NAV REF:

NG18 1NE



- Mid Parade Town Centre shop unit adjacent Phat Buns.
- Established pedestrianised pitch fronting Leeming Street within proximity to the Market Place.
- Ground Floor Sales – 81 sq m (880 sq ft)
- Plus basement - 68 sq m (732 sq ft)
- **TO LET ON NEW IRI LEASE**
- **RENT £12,500 PAX NO VAT**

TEL: **0115 986 3555**

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- I. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details are fundamental to a purchase/letting, purchasers/tenants must rely on their own enquiries or those which can be performed by their appointed advisers.
- 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.

LOCATION

The premises are located within Mansfield Town Centre on the pedestrianised lower section of Leeming Street a short distance from The Market Place.

The property is adjacent Rima-Faz Bangladeshi Restaurant and Phat Buns. Other occupiers in the locality include Industria Bar, Harmony Health Clinic, The Garrison Pub and Just Mortgages.

DESCRIPTION

The premises comprise part of a three-storey mid parade building forming Imperial Buildings believed to be constructed in 1901. The premises benefit from an attractive feature façade with gated entryway and recessed entrance. The sales area has electric heaters and LED lights to suspended ceiling (not tested).

The premises provide ground floor sales together with basement being part offices with LED lights (not tested) and part storage, toilet and kitchenette.

ACCOMMODATION

The accommodation can be more fully described as follows:

Basement – 68 sq m (732 sq ft)
(with toilet and kitchenette)

Ground Floor Sales – 81 sq m (880 sq ft)

Total Net Internal Area – 149 sq m (1,612 sq ft)

TENURE

A new internal repairing and insuring lease to be granted on terms to be agreed.

RENTAL

£12,500 pax.

RATING ASSESSMENT

The VOA on-line List has the unit as follows.

Rateable Value (2026) £11,500

There will be 100% Small Business Rate relief given that the premises are under the £12,000 threshold (for qualifying occupiers.)

Applicants are advised to make their own enquiries with the Valuation Office Agency and Mansfield District Council and no warranty is given by the landlords or New West Ltd.

PLANNING

The premises are situated within the Conservation Area and are Grade II Listed.

The premises traded for a number of years for a retail use and this comes within **Class E** (from 1st September 2020).

This includes alternative Financial & Professional Services (under the old A2) and Cafes (under the old A3), Offices (under the old Class B1(a) and, Research & Development (under the old Class B1(b)).

The new Use Classes also allows certain Clinics, Health Centres, Gymnasiums or Indoor Sports and Recreation under Class E (having been formerly within Class D1 and D2).

The landlords do not want A4 (bar) or A5 (take-away) type uses.

Interested parties should contact Mansfield District Council Planning Department.
Telephone: 01623 463463.

The landlords nor New West Ltd offer any warranty in respect of the Planning (existing or proposed) Building or Fire Regulations.

COMMERCIAL ENERGY PERFORMANCE CERTIFICATE

The premises are assessed as E114 to 2031. Certificate no: 0671-0714-1970-5064-5053. Copies of the EPC and Recommendations Report are available upon request.

LEGAL FEES

The incoming tenants to pay £600 plus VAT towards the landlord's legal costs.

BUILDINGS INSURANCE

The landlords insure the buildings as a whole and recover a proportion of the premium in respect of the basement and ground floor annually in advance.

RENT BOND

The tenants will be required to lodge a minimum quarters rent bond to be held during the lease.

FIRE ALARM

The landlords test and service the fire alarm system and recover the cost from the tenants.

VAT

We understand that the landlords will not charge VAT in respect of the premises. However, the position with regard to VAT is reserved at all times.

MONEY LAUNDERING POLICY

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

MANSFIELD BID

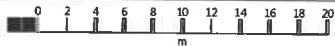
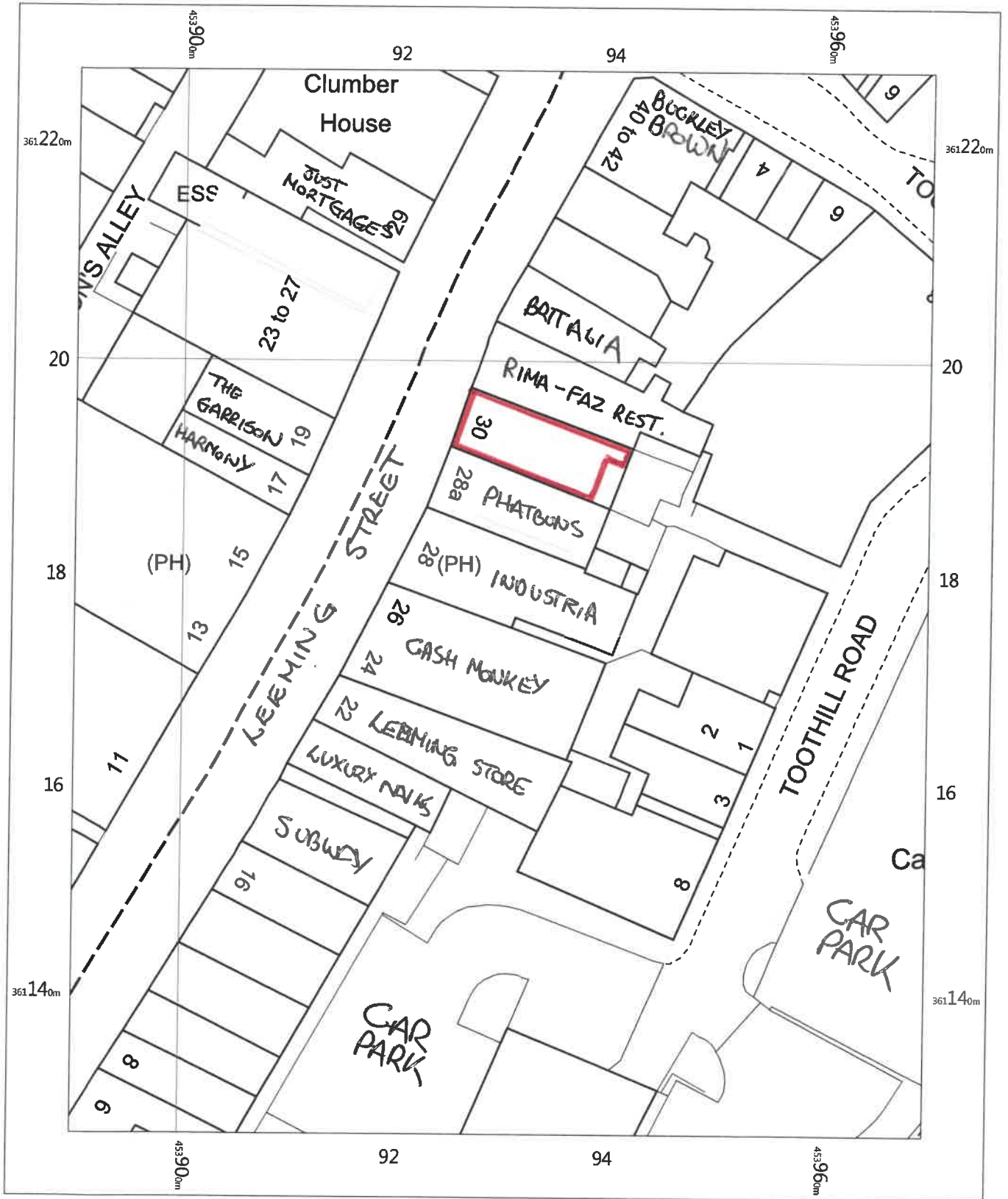
The premises are in the Mansfield Business Improvement District (BID) and the new tenants are responsible for payment of any levy. Interested parties are asked to undertake their own enquiries with Mansfield BID. Telephone: 01623 635674 or enquiries@mansfieldbid.co.uk

VIEWING

Strictly by appointment through the sole agents:
New West, 17 The Triangle, NG2 Business Park, Nottingham, NG2 1AE. Telephone: 0115 986 3555 or Philip Westin-Hardy on 07771 754384

PNW/1086/5.26





30 Leeming Street
 Mansfield
 NG18 1NE

OS MasterMap 1250/2500/10000 scale
 Tuesday, May 19, 2020, ID: JEW-00877092
 maps.johnewright.com
 1:500 scale print at A4, Centre: 453930 E, 361177 N
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johnewright
 maps@johnewright.com
 tel: 0115 950 6633

Energy performance certificate (EPC)

30 LEEMING STREET
MANSFIELD
NG18 1NE

Energy rating

E

Valid until: **9 February 2031**

Certificate number: 0671-0714-1970-5064-5053

Property type

A1/A2 Retail and Financial/Professional services

Total floor area

133 square metres

Rules on letting this property

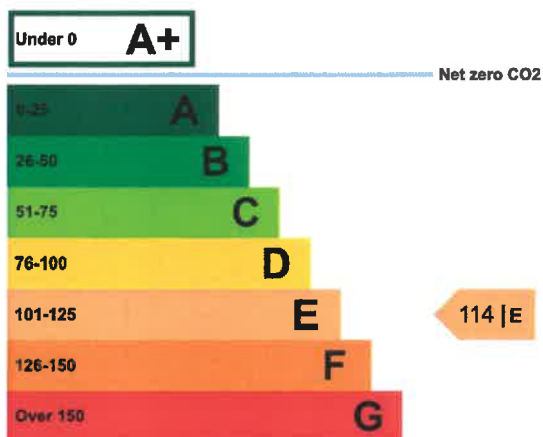
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is E.



Properties are also given a score. The larger the number, the more carbon dioxide (CO₂) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

33 | B

If typical of the existing stock

96 | D

Properties are given a rating from A+ (most efficient) to G (least efficient).