

Prominent Retail Opportunity - To Let

Unit 1 Tesco Extra, Jubilee Way South, Mansfield, NG18 3RT

Immediately Adjacent to Tesco Extra Superstore





KEY POINTS:

- Mansfield is a market town located in the Nottinghamshire, with a population of over 110,000 people.
- The unit is immediately adjacent to a c.150,000 sqft Tesco Extra and benefits from direct frontage onto a 697 space surface car park. Operators within the Tesco Extra include Timpson, Max Spielmann, Paperchase, Yo! Sushi, The Entertainer and Holland and Barrett.
- The adjacent units are occupied by Indigo Sun and Barnardo's, with Oak Tree Leisure Centre, Cuckoo Birch Public House and Oak Tree Lane Health Centre being in close proximity.

ACCOMMODATION:

The property is to be arranged over ground floor and mezzanine, comprising the following approximate areas:

Ground Floor:	9,011 sq ft	837 sq m
Mezzanine:	9,522 sq ft	884 sq m

TERMS:

The property is available on new lease with terms to be agreed.

RENT:

On Application.

BUSINESS RATES:

Rateable Value: £90,500
UBR 2025/26: £0.555
Rates Payable: £50,227.50

Parties are advised to make their own enquiries with the Local Authority.

LEGAL COSTS:

Each party to be responsible for their own legal costs incurred during the transaction.

EPC:

Rating D-85

SERVICE CHARGE:

The tenant will be liable for service charge of £8,170.72 per annum.

CONTACT DETAILS:

For further information or to arrange a viewing, please contact Savills.

Josh Howe

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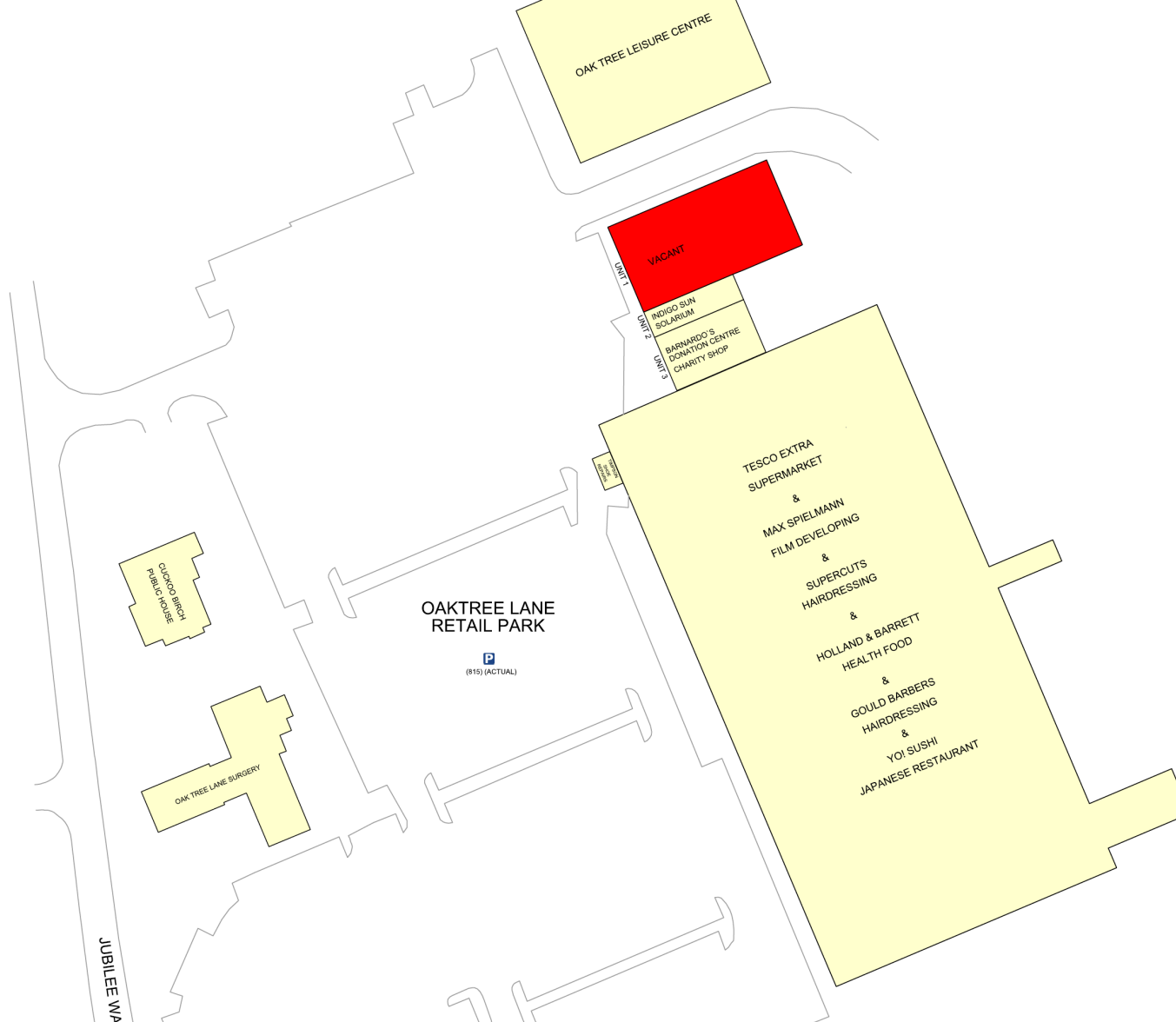
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