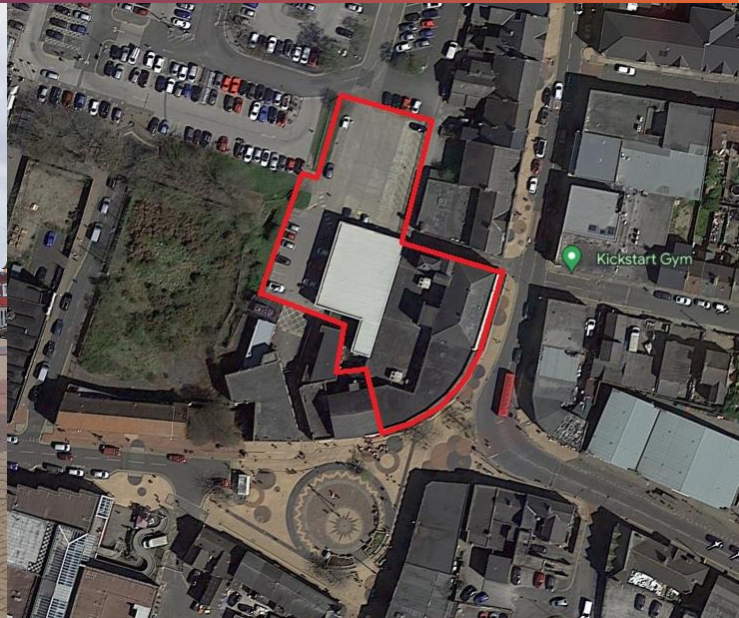


TO LET

1-5 Outram Street
Sutton-in-Ashfield
NG17 4BA



LOCATION

Sutton-In-Ashfield is a market town in the Ashfield district of Nottinghamshire, with an estimated population of around 45,800, it is situated approximately 4 miles West of Mansfield, and close to the Derbyshire border. Approximately 18 miles to the South is the County capital of Nottingham via the M1 motorway whilst Derby to the South West is between 20 and 27 miles either via the A38 or the M1/A52.

The subject property occupies a large prominent position on the juncture of Outram Street and the pedestrianized Portland Square. Nearby occupiers include **Angling Direct** and **Halfords**. The property sits near the entrance to Idelwells Shopping Centre.

DESCRIPTION

The property is fitted, ready for immediate occupation and arranged over ground and first floor. The unit is capable of articulated vehicular loading and includes a large service yard and car park to the rear.

ACCOMODATION

The premises comprise of the following approximate floor areas:

Ground Floor:	1,399.68 sq m	15,066 sq ft
First Floor:	1,031.41 sq m	11,102 sq ft

TENURE

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

RENT

Upon Application.

RATEABLE VALUE

£107,000 (2023)

We suggest that all interested parties should verify the above with the Local Authority.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC

A copy of the Energy Performance Certificate can be made available upon request.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

VIEWINGS

Strictly by appointment with the Sole Retained Agents.

SUBJECT TO VACANT POSSESSION

SUBJECT TO CONTRACT


CREATIVE RETAIL
PROPERTY CONSULTANTS

0121 400 0407

www.creative-retail.co.uk

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1-5 Outram Street Sutton-in-Ashfield NG17 4BA



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