



Beech House  
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B61 8AB

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**SHERWOOD  
589 MANSFIELD ROAD  
NG5 2FW**

**PROMINENT MAIN ROAD SHOP**

**AVAILABLE BY ASSIGNMENT**

#### LOCATION

The shop is located in a prominent position in the popular Sherwood suburb of Nottingham being close to **Cancer Research UK** and opposite to **Nottingham Building Society** and the **Co-op Convenience Store** with other nearby national occupiers including **TSB, Sue Ryder, Co-op Funeral Services, The Post Office** and **Birds Confectionery**.

#### DEMISE

Ground floor sales area with staff and storage facilities on the first floor.

#### DIMENSIONS

Internal width	12' 0"
Shop depth	43' 0"
Ground floor sales area	703 sq ft
First floor stores	517 sq ft

#### LEASE

The premises are held upon a full repairing and insuring lease expiring on 5th October 2020.

#### RENT

£10,000 per annum exclusive

**Please note rent payments will be subject to VAT.**

#### TERMS

On application



#### RATING ASSESSMENT

Rateable value	£10,000.00	
Rates payable	£4,800.00	(2018-19)

This information is for guidance purposes only. Interested parties are advised to make their own rating enquiries.

#### LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

#### VIEWING

Strictly by appointment:

Adam Perrey AP Retail Limited  
Tel: 01527 578820  
Email: [info@apretail.co.uk](mailto:info@apretail.co.uk)

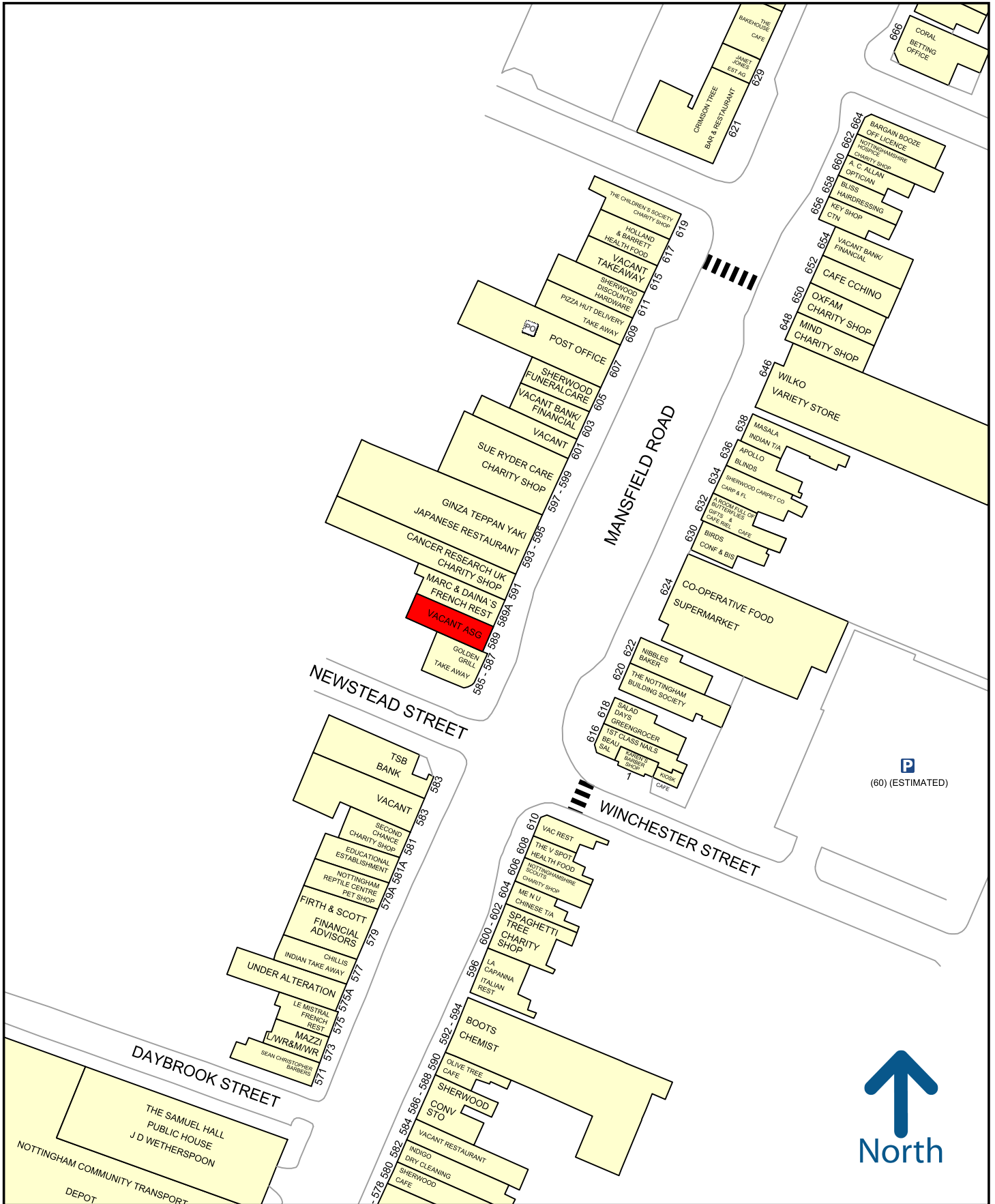
#### ENERGY PERFORMANCE CERTIFICATES

An EPC will be made available to the successful applicant as soon as is practicable.

#### All transactions stated are exclusive of VAT SUBJECT TO CONTRACT

The Agents and Vendors take no responsibility for any error mis-statement or omission in these details. Measurements are approximate and for guidance only. The particulars do not constitute an offer or contract and members of the Agent's firms have no authority to make any representation or warranty in relation to the property

May 2018



Experian Goad Plan Created: 31/05/2018  
 Created By: Adam Perrey Limited

