

To Let

Former Bar/Restaurant



Mansfield

Unit 3, Mansfield Lesiure Park, NG18 1BU

Approx. Floor Area: 3,982 sq ft (370 sq m)

Quoting Rent: £80,000 pax

Location & Description:

- Situated within Mansfield Leisure Park, the unit occupies a prominent corner position in a terrace with Bella Italia and Nandos.
- Other occupiers include 8 screen Odeon cinema, Club 3000 Bingo and McDonalds drive thru.
- Highly accessible location with Mansfield Leisure Park being adjacent to Sainsburys, Aldi and Currys.

Demise:

Approx. Floor Area: 3,982 sq ft (370 sq m)

Rent:

£80,000 per annum exclusive.

Lease:

A new eFRI lease for a term of years to be agreed.

Service Charge:

Available upon request.

EPC:

Energy Performance Rating – A.

Legal and Professional Fees:

Each party to pay their own costs incurred in the transaction.

VAT:

All figures quoted are exclusive of VAT and other charges where applicable.

Rating Assessment:

Rateable Value (April 2026) – £107,000

Rates Payable (2026/27) – £46,010

Viewing:

Strictly by appointment via the Agents.

Date Prepared:

Updated October 2026

MONEY LAUNDERING REGULATIONS In accordance with the Anti Money Laundering Regulations the Purchaser/Tenant will be required to provide two forms of identification and proof of the source of income.

Contact Us:

Nick Ferris

07970 850037

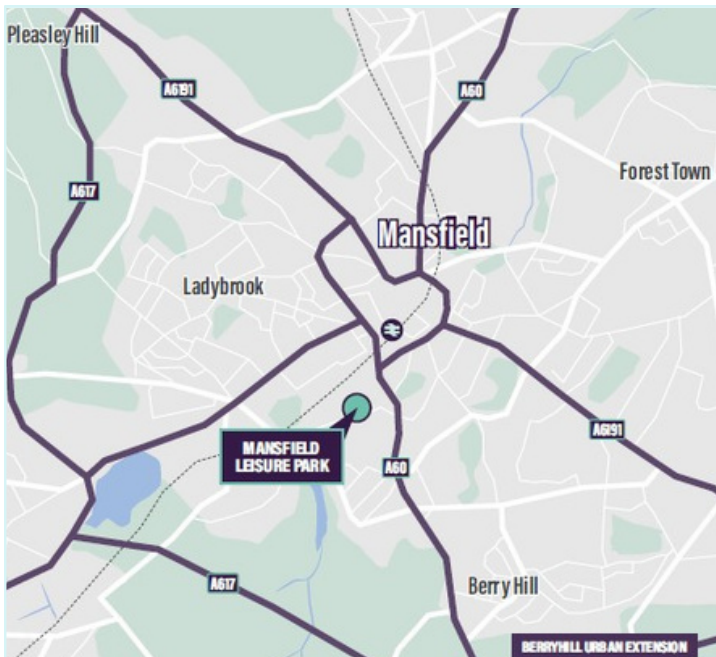
nick@barkerproudlove.co.uk



Jack Shakespeare

07817 924949

jack@fhp.co.uk



IMPORTANT NOTICE: Barker Proudlove gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.