



SHOPPING CENTRE PROPERTY / CLASS A1  
Unit 9 Four Seasons Shopping Centre, Mansfield



**Rent: £55,000 PA**

**Ground Floor Area**

1,380 Sq ft / 128 Sq M

**Viewing Strictly through the sole letting agent.**

**Barker Proudlove**

**James Lamming**

**Mob: 07715 678630**

**Email: [james@barkerproudlove.co.uk](mailto:james@barkerproudlove.co.uk)**

**Location:**

Mansfield is the second largest urban centre in Nottinghamshire, with a population of approximately 100,000 and a catchment of approximately 470,000 within a 10 mile radius. Accessed via junction 27, 28 and 29 of the M1 and is now home to a number of large manufacturers and distribution companies.

Four Seasons shopping centre is located in the heart of Mansfield town centre and comprises 285,000 ft<sup>2</sup> of retail space across 58 retail units. As the prime retail pitch in the town, the scheme is anchored by Debenhams, Primark and Boots and has a strong fashion line up, which includes River Island, Arcadia (Topshop/Topman/Burton), Quiz and Select.

The scheme is supported by a 500 space car park, the main parking facility for the town.

The Subject Property is located adjacent to Carphone Warehouse.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor	1380	128.21
First Floor	576	53.51

**Rent:**

We are seeking rental offers in the order of £55,000 per annum exclusive.

**Tenure:**

The premises are available on a new full repairing and insuring lease, for a term of years to be agreed.

**Business Rates:**

The unit has a 2017 rateable value assessment of £43,750.

For further details visit [Gov.uk](http://Gov.uk) or contact the business rates department in the local authority.

The Chancellor has announced that from 1st April to 30th June 2021, eligible businesses will continue to receive 100% rates relief. From 1st July 2021 to 31st March 2022, eligible businesses will receive 66% rates relief. The business rates multiplier for 2021/22 is 49.9p for small businesses, and 51.2p for all other businesses.

**Service Charge:**

The on-account service charge for the current year stands at approximately £16,032.

**EPC:**

Energy Performance Asset Rating - C

**Legal Costs:**

Each party to be responsible for their own legal and professional costs incurred in this transaction.

**VAT:**

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

**Date Prepared:**

February 2020

Subject to Contract

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