



SHOPPING CENTRE PROPERTY / CLASS A1  
Unit 54 Four Seasons Shopping Centre, Mansfield



**Rent: £45,000 PA**

**Area**

741 Sq ft / 69 Sq M

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

**Barker Proudlove**

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**Location:**

The Four Seasons shopping centre is located in the heart of Mansfield town centre and comprises 285,000 sq ft of retail space spread across 58 retail units. The Centre is anchored by Debenhams, Primark and Boots, and is home to a number of national retailers including Topshop, Topman, River Island, JD Sports and O2. The scheme also benefits from 500 car parking spaces.

**Accommodation:**

The subject property is located in a prime position on East Mall, adjacent to Warren & James and Holland & Barrett.

<b>Demise:</b>	<b>Sq Ft</b>	<b>Sq M</b>
Ground Floor Sales	741	68.84
Ancillary	580	53.88

**Rent:**

We are seeking rental offers in the order of £45,000 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 £37,250.

For further details visit 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 year 2018 stands at approximately £13,040.

**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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