

SUBJECT TO VP

**FULLY FITTED
COMMERCIAL KITCHEN**

CLAY OVEN
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M

UNIT 3A

1 - 5 Madeline Court
Mansfield
Nottinghamshire, NG18 4HR

Local Occupiers Include

one|stop

MADELINE COURT

UNIT 3A

DESCRIPTION

Local neighbourhood scheme with ample parking in an affluent suburb of Mansfield, Nottinghamshire.

Mansfield is located approximately 15 miles north of Nottingham and is the largest principal town in North Nottinghamshire with a population in the region of 100,000. Madeline Court is located 1 mile south east of Mansfield town centre and is located off the main Berry Hill Lane, which is Mansfield's premier residential suburb.

The subject property is a mid-terrace retail unit with glazed frontage leading into a small customer area to the front. Partitioned walls separate the kitchen and preparation area consisting of a fully fitted commercial kitchen with extraction, walk-in fridge, preparation area and staff welfare facility. Delivery and loading facilities are to the rear of the property.

UNIT SIZE

Total Area: 666 sq.ft (61.87 sq.m)

RENT

£14,000 + vat.

BUSINESS RATES

Rateable Value: £10,500.

SERVICES

All mains services are available.

SERVICE CHARGE

Service Charge: £600.86 + vat.

ENERGY PERFORMANCE

EPC rating B:41. Further information available upon request.

PLANNING

The property is categorised as Sui Generis Hot Food Takeaway and can therefore be used for the following uses; retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym. Subject to planning. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



5

Retail Units On-Site



8,005 sq.ft

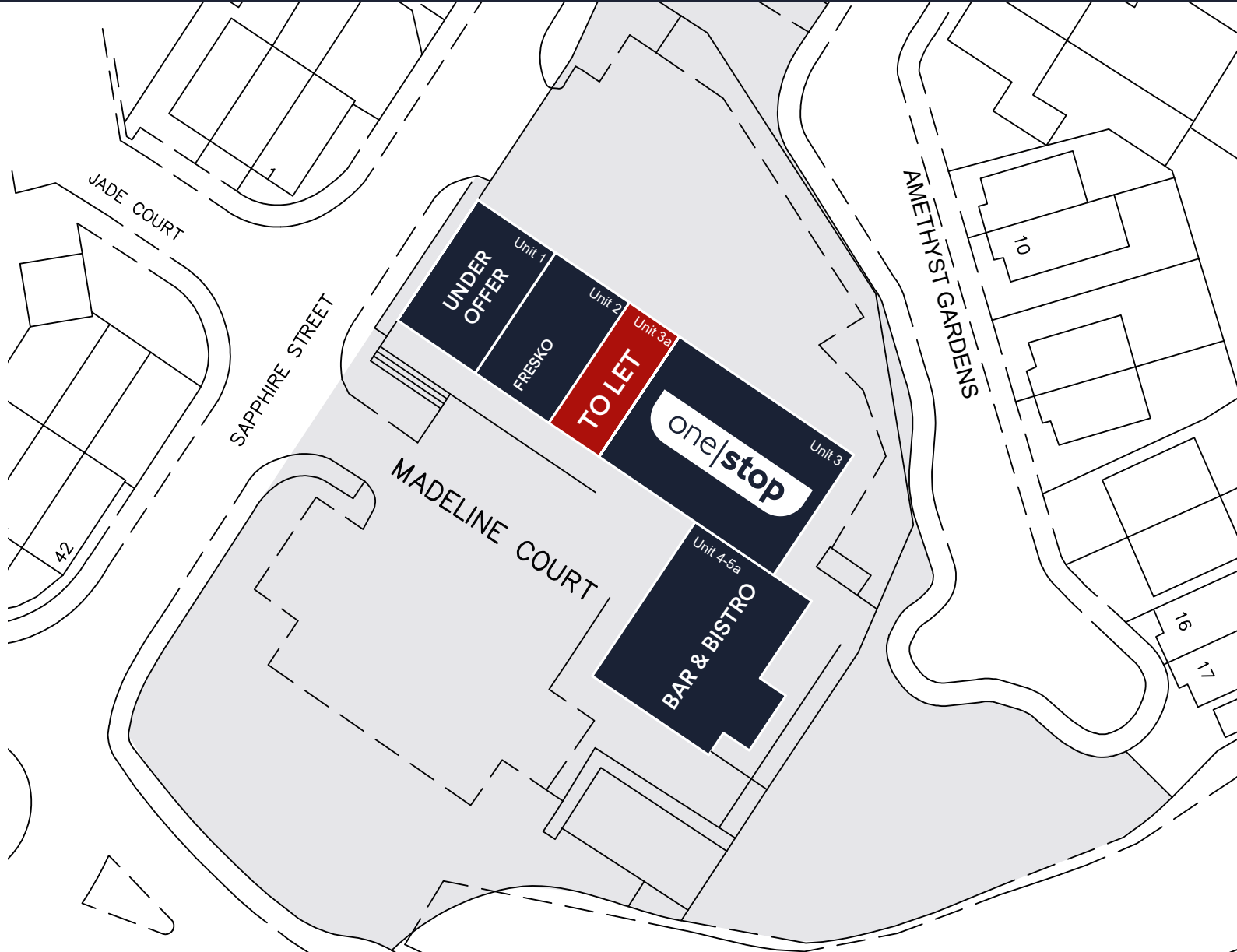
Total Area



What Three Words
dime.worked.income

MADELINE COURT

SITE PLAN



Kristien Neve

07778 140729
KNeve@lcpproperties.co.uk

Viewing
Strictly via prior appointment
with the appointed agent



Oliver Marshall

07887 787 885
oliver@fhp.co.uk

Ellis Cullen

07450 972 111
ellis.cullen@fhp.co.uk

Dom Alston

07890 568 077
dom.alston@fhp.co.uk