

TO LET

Refurbished retail / office unit

Ground Floor 37 Outram Street, Sutton in Ashfield, Notts,
NG17 4BA



- Prominent retail / office / Use Class E unit. May be suitable for other uses (subject to planning).
- Self-contained unit with open plan area, private office, kitchen and WC.
- Off street car parking via private car park to rear.
- Close proximity to amenities in the town and the Asda superstore.

RENTAL: £5,950 P.A.X.

**01332
200232**

Location

Sutton in Ashfield is a market town in the western M1 corridor in Nottinghamshire with a population in the region of 50,000 persons. Nearby commercial centres include Mansfield some 4.0 miles east, Nottingham some 16 miles south and Chesterfield approximately 16 miles north.

Road communications are good the town lies upon the A38 trunk road Junction 28 of the M1 Motorway is approximately 4.0 miles away.

Outram Street is an established commercial and retail location in the market town and a principal thoroughfare between the Idlewells Shopping Centre and the Asda Superstore.

The property is situated on the west side of Outram Street close to the junction with Northern Bridge Road immediately to the east of the Asda Superstore.

Description

The property comprises a self-contained ground floor retail/office unit with use of a rear car park.



The internal layout of the ground floor provides open plan retail sales / office, a private office, a kitchen and a WC.



The specification provides UPVC windows, carpet floors (to the office areas), vinyl floors (to the kitchen and WC), electric heating and category 2 lighting. The landlord is to undertake a program of refurbishment prior to any letting.

Externally the property benefits from a communal car park to the right-hand side and rear which is gated and accessed via Outram Street. The property benefits from one dedicated car parking space within the communal car park.

Floor Areas

We have measured the property according to the basis of Net Internal Area (NIA):

Description	sq mtrs	sq ft
Retail / Office	32.5	350
Total Net Internal Area:	32.5	350

Services

We understand that electric, water and drainage are connected to the property.

Rates

According to the Valuation Office Agency website the property has a Ratable Value of £3,600 in the 2023 rating list. The occupier if eligible will be able to obtain 100% small business rates relief with zero rates payable. Occupiers should make their own enquiries with the local authority.

Rental

£5,950 per annum exclusive of rates and all other outgoings.

Lease

The property is available to let on effective full repairing and insuring terms for a negotiable term of years and subject to upwards only rent reviews where appropriate.

Service charge

The tenant is responsible for all future internal repairs, maintenance and decoration; and all future repairs, maintenance and decoration of the shop front, windows and glazing. The landlord is responsible for repairing, maintaining and decorating the external and common parts of the property and recovers the cost from the tenant by way of a fixed service charge. The current service charge is £950 per annum and is subject to annual review according to RPI.

VAT

Not Applicable

EPC

37 Outram Street has an EPC of 'D' valid until 11 January 2027. A copy is available upon request.

Viewing

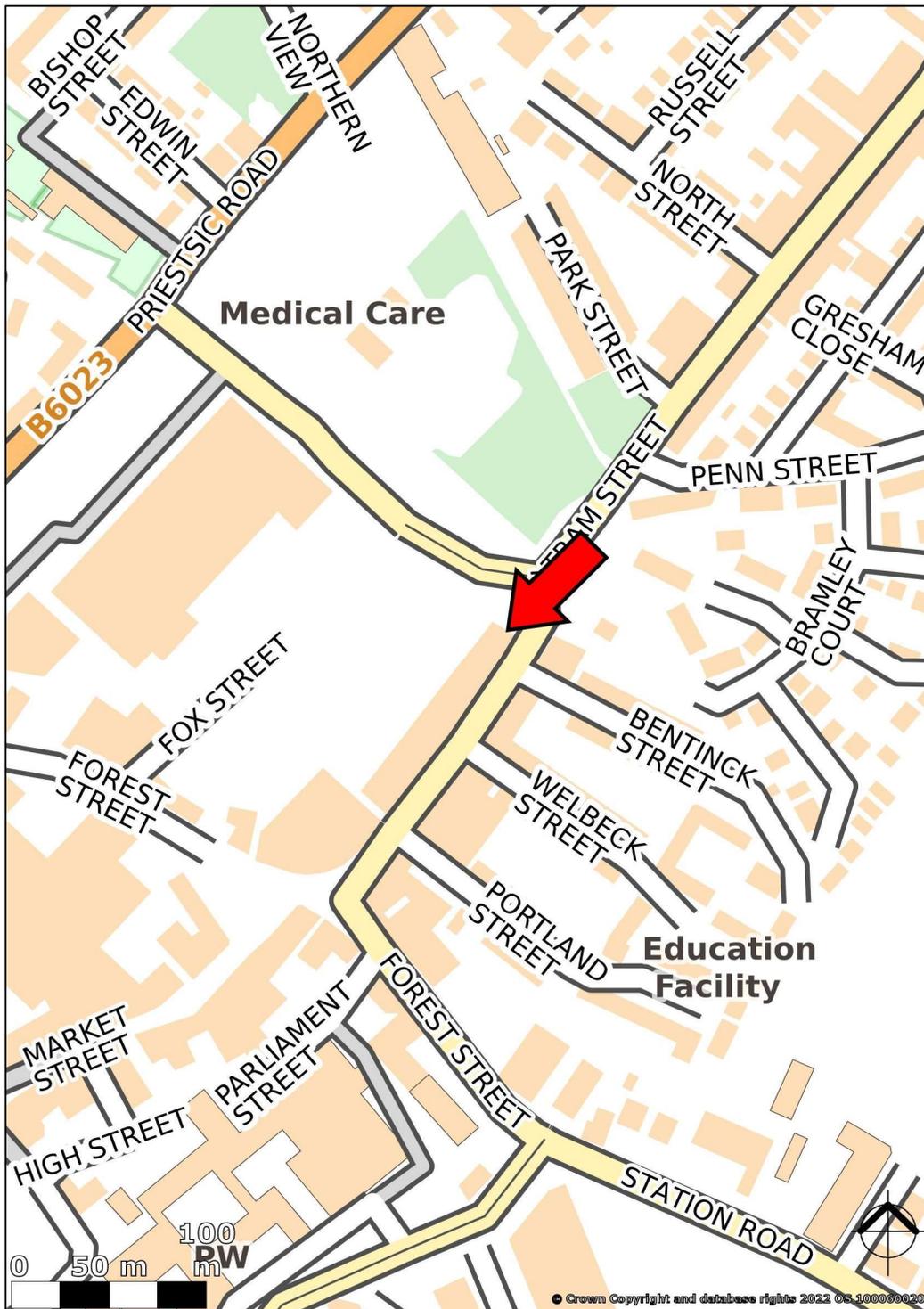
Viewing is strictly via appointment with the sole agents:

David Brown Commercial

Tel: 01332 200232

email:

enquiries@davidbrownproperty.com



IMPORTANT NOTES – TO BE READ BY ALL INTERESTED PARTIES

(i) This marketing brochure has been prepared as a general outline only, for the guidance of prospective purchasers or lessees and not part of it constitutes a term of contract or a statement of representation upon which any reliance can be placed. (ii) Any person with an actual or prospective interest in the premises must satisfy themselves as to any matter concerning the premises by inspection, independent advice or otherwise. (iii) Neither David Brown Commercial as a firm, nor any of its employees or agents have any authority to make or give any representation or warranty as to the premises whether in this brochure or otherwise. (iv) The property is offered subject to contract and subject to it still being available at the time of enquiry. No responsibility can be accepted for any loss or expenses incurred in viewing. (v) Details of mains services/connections have been based upon information supplied by the vendors/lessors. Interested parties must satisfy themselves in this regard by contacting the relevant service providers. No tests have been carried out on any of the service installations and no comment is made about their condition or serviceability. (vi) All prices, rents, service charges etc. are quoted exclusive of VAT unless stated to the contrary. (vii) All measurements, areas and distances are approximate. (viii) Wide-angle lenses are occasionally used for property photographs. We strongly recommend that any party considering entering into a property transaction should seek professional advice from solicitors and surveyors at the earliest opportunity.

David Brown Commercial, Third Floor, 35/36 Iron Gate, Derby DE1 3GA

Tel: 01332 200232

Fax: 01332 200231

Web: davidbrownproperty.com



Surveyors • Agents • Valuers