



**The Kiosk, Woodhouse Centre, High Street,
Mansfield Woodhouse, NG19 8AN**

#9922/2024H

THE KIOSK, WOODHOUSE CENTRE

HIGH STREET, MANSFIELD WOODHOUSE, NG19 8AN



Agreement

To Let



Detail

Self-contained lock-up kiosk



Rent

£4,500 pax



Size

15.37 sq m (165 sq ft)



Location

Mansfield Woodhouse,
NG19 8AN



Property ID

#9922/2024H

For Viewing & All Other Enquiries Please Contact:



JASPER NILSSON

BA (Hons)
Surveyor

jasper.nilsson@eddisons.com

07929 105395

01522 544515

Property

The property comprises a secure ground floor retail kiosk with glazed frontage and concertina security grid shutters.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m ²	ft ²
Total GIA	15.37	165

Energy Performance Certificate

Rating: E114

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and interested parties are advised to make their own investigations to the relevant utility service providers.

Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Interested parties are advised to make their own investigations with the Local Planning Authority.

Rates

Charging Authority:	Mansfield District Council
Description:	Shop and Premises
Rateable value:	£3,700
UBR:	0.546
Period:	2024-2025

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Rent

£4,500 per annum exclusive

Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

VAT

VAT may be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

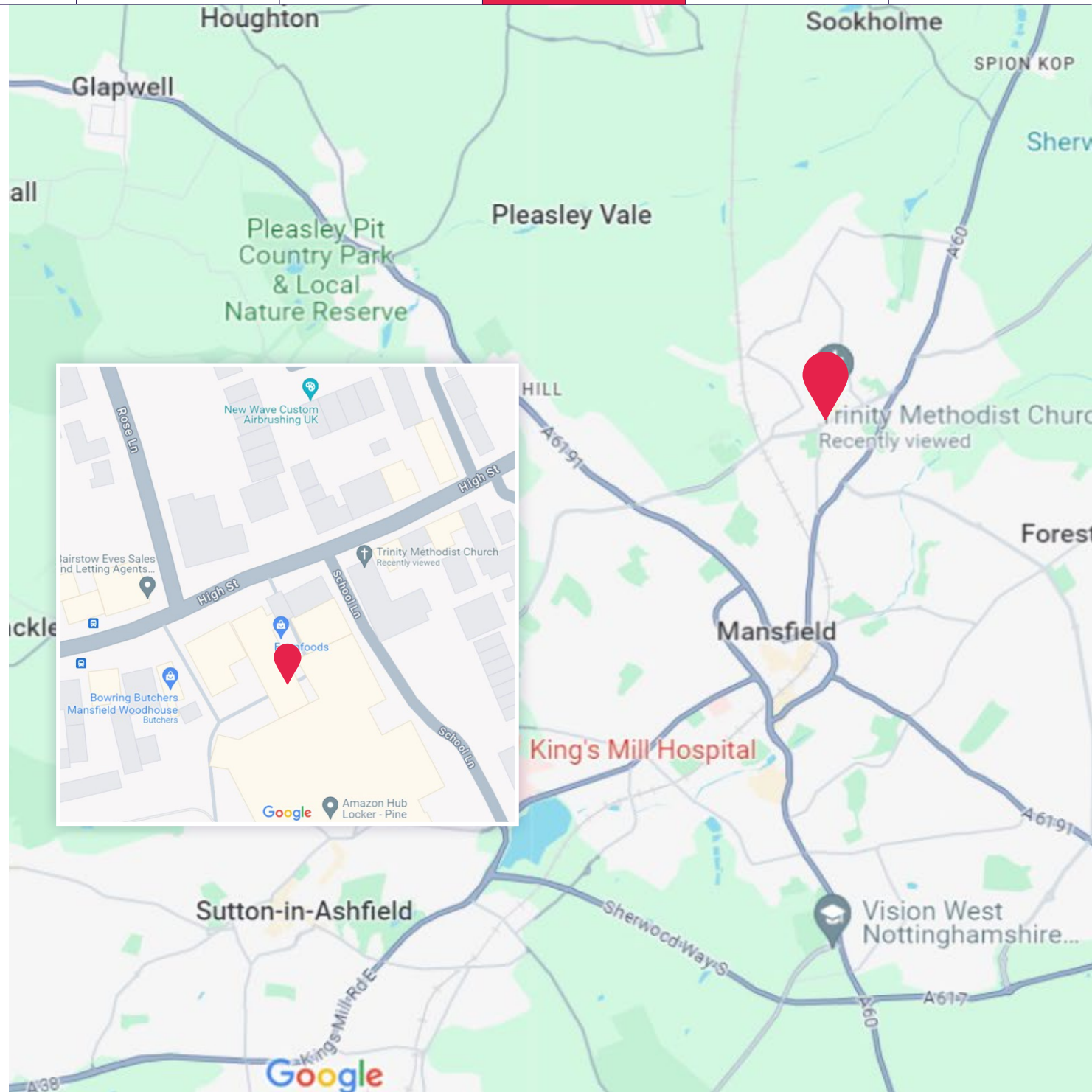
Location

The property occupies a busy position opposite the main entrance to Morrisons within the popular Woodhouse Neighbourhood Shopping Centre which sits adjacent the High Street.

The Centre is also home to a number of national retailers including Morrisons Supermarket and Cafe, Farm Foods, Ladbrokes and the Angel Pub.

Mansfield Woodhouse is an ever expanding suburb of Mansfield with a recorded population in excess of 18,500 according to the 2011 Census.

Mansfield (including Mansfield Woodhouse) is Nottinghamshire's largest town with a catchment population of circa 234,000. As a commercial hub it is located approximately 15 miles north of Nottingham, 24 miles south east of Sheffield and 23 miles north of Derby.







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