

RETAIL UNIT

TO LET



Unit 7, High Street, Mansfield Woodhouse
NG19 8AN

#9746/2025A

Eddisons

UNIT 7, HIGH STREET

MANSFIELD WOODHOUSE, NG19 8AN



Agreement

To Let



Detail

Retail Unit



Rent

£19,500 pax



Size

155 sq m (1,668 sq ft)



Location

Mansfield Woodhouse,
NG19 8AN



Property ID

#9746/2025A

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 single storey retail unit enjoying a central location within a popular neighbourhood retail centre, which is anchored by a Morrisons supermarket.

Internally, the current tenants (who are vacating) have fitted out the unit to a decent standard, which includes a large storage area to the rear, a manager's office and staff facilities.

Externally, there is paved pedestrian access to the front, with a service yard and a large customer car park to the rear.

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 NIA	155	1,668

Energy Performance Certificate

EPC Rating: 24A

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. 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 2020).

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 Council
Description: Shop and Premises
Rateable value: £18,500
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

£19,500 per annum exclusive

Service Charge

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

VAT

VAT will 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

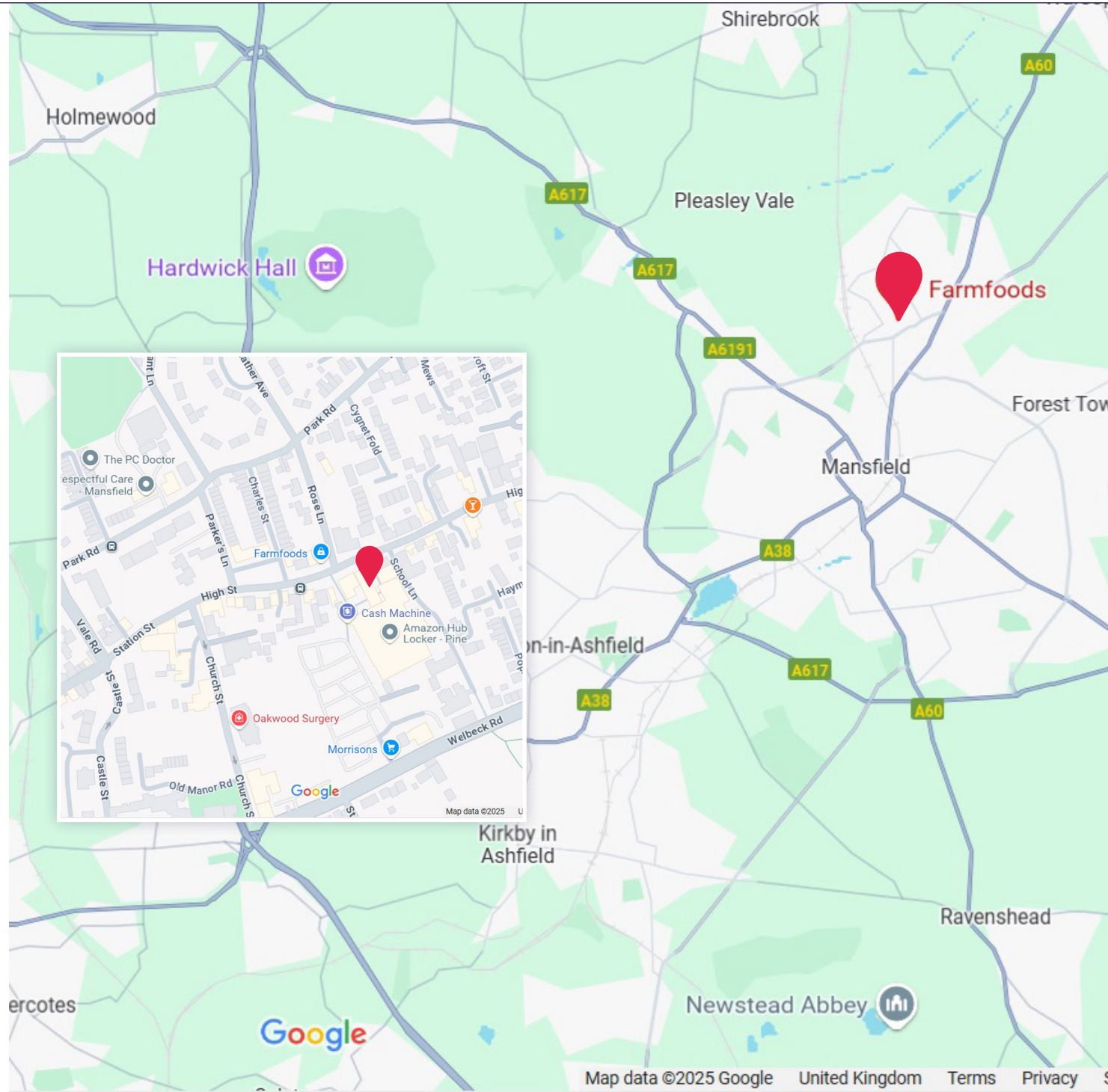
The property occupies a busy position close to the main entrance to Morrisons within the popular Woodhouse Neighbourhood Shopping Centre, which sits adjacent to the High Street.

The Centre is also home to a number of other retailers, in addition to a Morrisons supermarket, including a café, Ladbrokes and the Angel Public House.

Mansfield Woodhouse is a growing 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.

The town is located approximately 15 miles north of Nottingham, 24 miles southeast of Sheffield and 23 miles north of Derby.







Farmfoods Ltd, Woodhouse Centre, High Street, Mansfield Woodhouse, Mansfield, NG19 8AN

