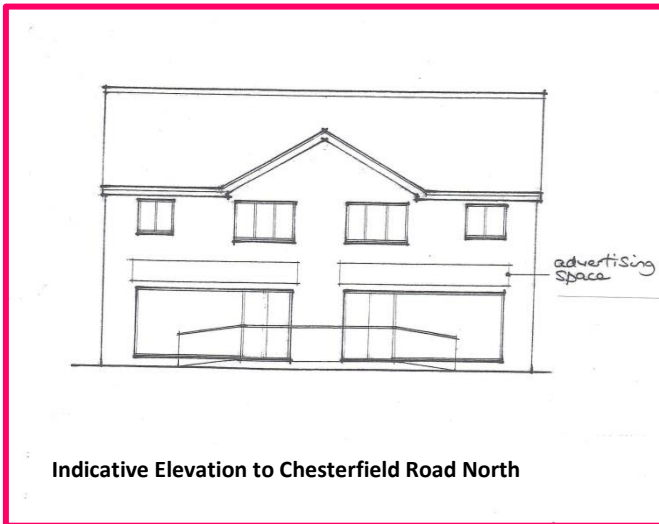


MANSFIELD – 118-120 Chesterfield Road North, NG19 7JD New Roadside Retail Development



- **Proposed New Retail Unit(s) on major arterial route in established roadside retail area.**
- **996 sq ft (92.53 sq m) to 2,034 sq ft (188.95 sq m) retail units, with substantial dedicated car park.**
- **New effective FRI Lease available.**
- **Flexible Accommodation.**
- **Suitable for a variety of uses including A1/A2/A3 & A5 (stp).**

Location

The site is located fronting Chesterfield Road North just over 1 mile to the north-west of Mansfield town Centre, being immediately adjacent to Nick's Chippy and a Costcutter Convenience store. The immediate locality offers a mix of retail, commercial and dense residential accommodation. The Bull Farm Primary Care Centre is situated to the rear as part of the wider Millennium Business Park.

Chesterfield Road North is a main arterial route reputedly carrying over 17,000 vehicles per day.

Proposed Development

The site currently accommodates two vacant semi-detached residential dwellings. The site will be cleared and developed to provide new retail accommodation on ground floor, with 2no. two bedroom flats on the first floor.

A new two-way access/exit point will provide access along the side of the development to a rear car park which will incorporate 16 customer parking spaces.

Accommodation

The proposed development will offer either one single retail unit on the ground floor extending to a GIA of approximately:

GF	2,034 sq ft	188.95 sq m
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Or 2 individual units of:

Unit 1	996 sq ft	92.53 sq m
Unit 2	996 sq ft	92.53 sq m

NB: These areas have been taken from scale plans provided to us and are subject to verification

Lease

The unit(s) is/are available by way of new effective Full Repairing and Insuring Leases for a term of 15 years.

Rent

Rent on application.

Service Charge

A service charge will be payable, further details upon request.

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Planning

On 8 April 2013 Mansfield District Council (Planning Ref: 2012/0508/NT) granted Outline Consent with some matters reserved for:

'the demolition of the existing pair of semi-detached houses...and construction of a new building to provide 2no. new shops (Use class A1), 2no. two bed flats and car parking including access and layout.'

Our client intends to submit a further application to slightly revise the consent granted to provide additional retail space. This will increase the ground floor area to that shown above. Other Uses including A2, A3 & A5 may also be acceptable subject to the necessary consents.

Further information is available upon request.

Energy Performance Asset Rating

An EPC will be commissioned once the development is complete.

Business Rates

Business Rates will be assessed upon completion of the development.

VAT

All figures are exclusive of VAT unless otherwise stated, and VAT will apply.

Viewing/Information

All viewings are strictly by appointment with the sole agents:

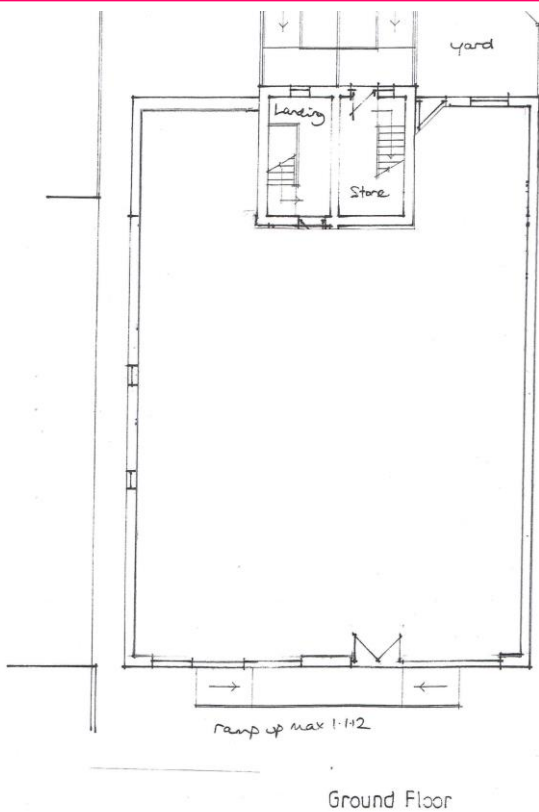
Charles Trafford
Trafford **Oliver**

T: 0115 9598848

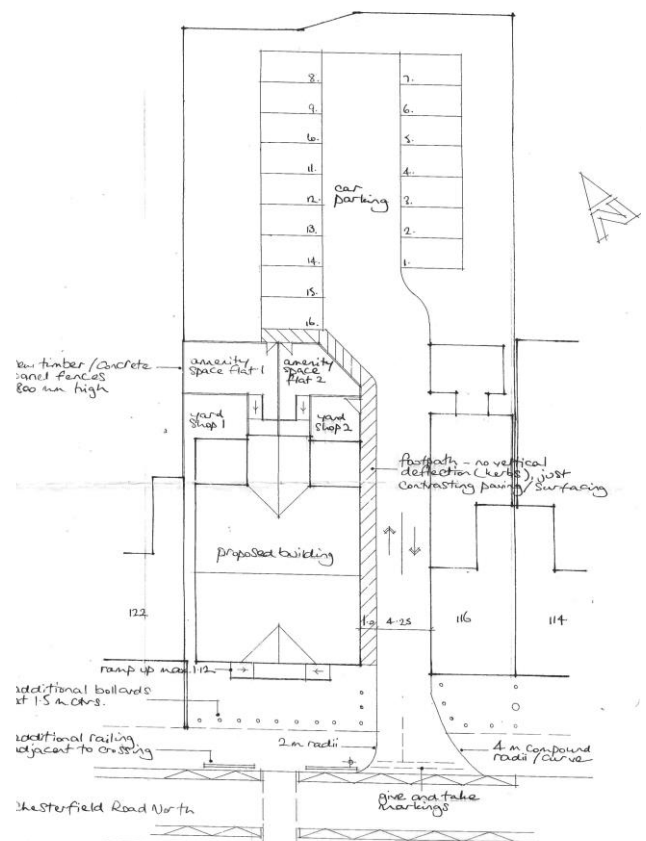
E: charles.trafford@traffordoliver.co.uk

Date

December 2013



Indicative Ground Floor Layout – one unit only NOT TO SCALE



Indicative Site Layout NOT TO SCALE

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