

**TO LET**

**RETAIL UNIT**

**1,480 FT<sup>2</sup> (137.5 M<sup>2</sup>)**



**4 & 4A HIGH STREET**

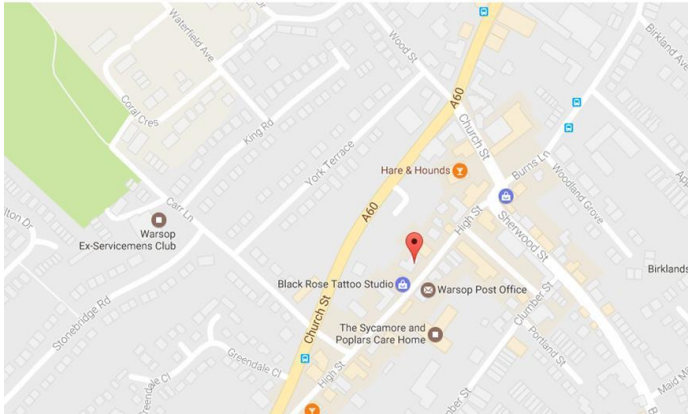
**WARSOP**

**NOTTINGHAMSHIRE**

**NG20 0AG**

## LOCATION

Warsop – a busy, well connected village - is on the outskirts of Sherwood Forest, half way between Mansfield and Worksop.



## DESCRIPTION

A rare opportunity to acquire space in Warsop. The property comprises of a ground floor retail unit, together with further space on the first floor. The upstairs and rear of the property can be converted into two flats, subject to planning permission.

- Potential conversion to A3/A5, subject to planning permission.



## ACCOMMODATION

Ground Floor 1,145 ft<sup>2</sup> 106.4 m<sup>2</sup>

First Floor 335 ft<sup>2</sup> 31.1 m<sup>2</sup>

**Combined total 1,480 ft<sup>2</sup> 137.5 m<sup>2</sup>**

The above floor areas are measured on an approximate gross internal basis

## TERMS

A full repairing and insuring lease. Term to be agreed.

## RENT

£12,500 per annum

## VAT

TBC

## BUSINESS RATES

The accommodation as a whole has a rateable value of £5,600 as of 2017.

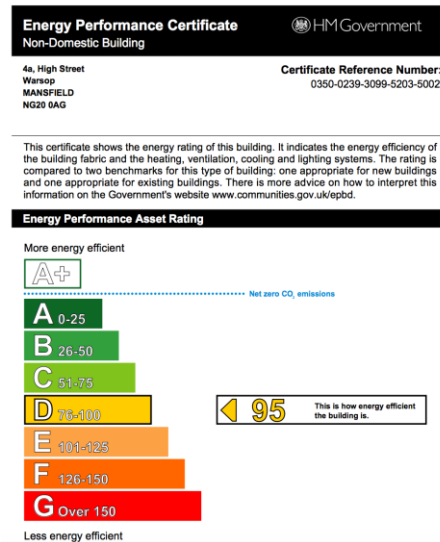
## SERVICE CHARGE

TBC

## LEGAL COSTS

Each party is responsible for their own legal costs

## ENERGY PERFORMANCE RATING



## VIEWINGS

Strictly by appointment only.

**For further information please contact:**

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