



LOCATION

Sutton in Ashfield is a bustling market town approximately 17 miles north west of Nottingham with a primary catchment population of 96,000 persons (2021 Census)

Idlewells Shopping Centre is located in the heart of the town adjacent to the bus station and provides approximately 150,000 sq ft of space in 43 retail units of varying sizes, an indoor market, Sutton in Ashfield's library and parking for 240 vehicles. Tenants include **B&M, New Look, Boots, The Works, Bon Marche, Heron, Superdrug, Peacocks, Greggs** and **Specsavers**.

ACCOMMODATION

The unit has the following approximate areas :

Ground floor : 4,967 sq ft (461.45 sq m)

First floor : 5,273 sq ft (489.88 sq m)

TENURE

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

RENT

£58,500 per annum exclusive of VAT, service charge and business rates.

SUTTON IN ASHFIELD

UNIT 13 IDLEWELLS SHOPPING CENTRE

SERVICE CHARGE

A service charge is payable – details available on request.

BUSINESS RATES

Rateable Value : £69,500

Interested parties should satisfy themselves as to the Rateable Value, the availability of any relief and the actual rates payable by making their own enquiries to the Local Authority.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Asset Rating is Band E (107).

LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own costs incurred in any transaction.

VAT

All prices/rents are quoted exclusive of VAT

VIEWING & FURTHER INFORMATION

Please contact **Newns Webster** on **0113 433 0117** or alternatively our joint agents, Fisher Hargreaves Proctor (0115 950 7577).

SUBJECT TO CONTRACT

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