

TO LET



**IVANHOE, FOREST ROAD, OLLERTON,
NOTTINGHAMSHIRE, NG22 9PL**

- Retail premises: 2,117 Sq Ft
- Next to Dominos, Ladbrooks & Heron Foods
- 15,000 vehicle movements per day
- Rear parking & service area
- Suit various uses STP

Location

The property sits in a prominent location fronting Forest Road which is the main retail parade in New Ollerton comprising a mix of local and national occupiers. Approximately 15,000 vehicles pass the site per day.

There is roadside and off street parking available in the vicinity, as well as car parking to the rear.

New Ollerton is a town in the Newark and Sherwood District of Nottinghamshire. The property is located 8 miles North East of Mansfield and 18 miles West of Lincoln. The town is close to the village of Edwinstowe which has seen permission granted for over 800 new homes, creating further demand for retail occupiers in the area. The town is in easy reach of the A1, with the towns of Retford and Worksop easily accessed via the A614.

Description

Two storey retail premises providing the following features:

- Open plan retail accommodation
- Suit various retail and food retail uses STP
- Max depth of 28.31m & max width of 8.24m
- Potential to split to two shops on the ground floor
- Rear parking for up to 4 vehicles
- Service area and rear access
- W/C facilities on both floors
- First floor space providing further ancillary storage or office space – separately accessed

The property can undergo a scheme of refurbishment providing a tenant the potential to work with the landlord to influence the refurbishment and reconfiguration of the property.

Accommodation

Ground floor: 140.93 Sq M (1,516 Sq Ft)
First floor: 55.78 Sq M (600 Sq Ft)
Total NIA: 196.71 Sq M (2,117 Sq Ft)

The ground floor could be split to provide two retail units of 1,200 sq ft and 316 sq ft. The ground and first floors are available as a whole or separately.

Terms

The property is available to let on terms to be agreed.
Rent on application – please contact the agent.

Business Rates

£3,350 & £5,700. Qualifying occupiers may benefit from 100% Small Business Rates Relief.

EPC

C (68)

VAT

VAT is not payable on the rent.

Viewings & Contact

By appointment with the agent:

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