

# FOR SALE / MAY LET



**92A LEEMING LANE NORTH, A60, MANSFIELD,  
NOTTINGHAMSHIRE, NG19 9EP**

- Prominent Roadside Building
- Car Showroom, Forecourt & Garage
- Full Planning Permission for a C-Store
- 1,907 Sq Ft On Approx 0.171 Acres
- Suitable For A Range Of Uses STP
- 18,000 Vehicles Movements Per Day



# FOR SALE / MAY LET - PROMINENT ROADSIDE RETAIL BUILDING ALONG THE A60

## Property Summary

A prominent, highly visible roadside retail building, most recently utilised as a car sales garage and forecourt with full planning for a conversion to a convenience store, but may suit other retail uses STP. The property fronts the busy A60 road which runs through the centre of the town.

- GIA of 1,907 Sq Ft on approximately 0.171 acres
- Space for over 30 vehicles on site
- Useful rear service yard and forecourt to the front
- High volumes of passing traffic with 18,000 cars passing per day.
- Situated in a high-density residential area
- Full planning obtained for conversion to a convenience store ref: 2021/0846/COU.
- May suit various other food retail and retail uses STP
- Price and rent on application

## Contact

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## Location

This property boasts a prominent location along the A60, connecting Mansfield with Nottingham to the south and Worksop and Warsop to the north. The site enjoys prime frontage with approximately 18,000 vehicle movements per day. Mansfield, the largest town in Nottinghamshire, has a population of around 110,000 and is well-connected to the region's motorway networks, including the A1, M1, and A38, all within easy reach.

Surrounded by housing and close to primary and secondary schools, this location is ideal for a range of retail uses, particularly convenience retail. Additionally, Mansfield Woodhouse centre is just a short distance away. Access is afforded directly from the A60.

## Description

This single-storey roadside retail property was most recently used as a car sales showroom and forecourt. It features an open-plan showroom area with access from both the front and rear, a separate office, an interlinked garage/preparation area, covered lean to and W/C facilities.

Additionally, the property offers a large parking area at the front and a rear parking/service area.

## Accommodation

Gross Internal Area: 177.16 Sq M (1,907 Sq Ft)

Site Area: 0.171 acres

There is space for approximately 35 vehicles.

## Pricing

Rent and freehold sale price available upon application.

Please contact the agents for more information.

## Lease Terms

Available to lease on terms to be agreed.

## Business Rates

Rateable Value as of April 2023: £11,250

(Please note this is not the rates payable)

We expect qualifying occupiers will benefit from 100% Small Business Rates Relief.

## Services

Mains water, electricity and heating are connected.

## Planning

The property benefits from FULL planning permission for a conversion to a convenience store under ref: 2021/0846/COU The permission included an extension. Plans available upon request.

We consider the site suitable for various retail, food retail roadside and alternative uses STPP, as such it will be of interest to developers, investors and owner occupiers.

## EPC

To be confirmed.

## Services

Mains water, electricity and heating are connected.

## VAT

No VAT.

## Tenure

Freehold.





