

RETAIL PREMISES ON BUSY
HIGH STREET

TO LET.

IVANHOE • FOREST ROAD • OLLERTON •
NOTTINGHAMSHIRE •
NG22 9PL •



- High Street Retail Premises
- 1,200 Sq Ft – Retail & Ancillary Storage
- Prominent Position on the High Street

- Car Park & Off Street Parking
- Suit Various Retail Uses STP
- Potential for Rates Relief





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.

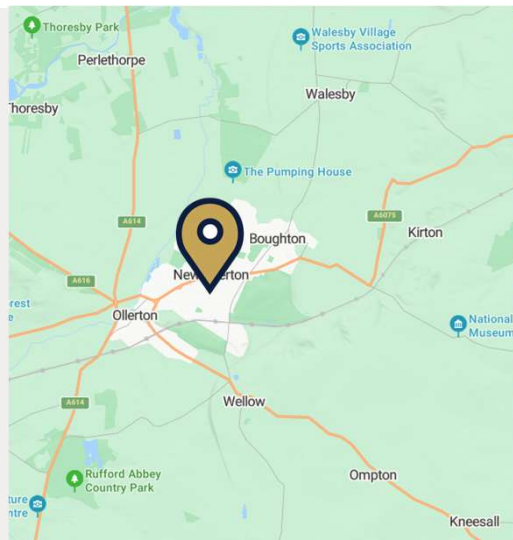
New Ollerton is a town in the Newark and Sherwood District of Nottinghamshire. The property is located 8 miles North East of Mansfield and 18 miles West of



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

Ground floor shop / retail premises providing the following features:

- Open plan retail accommodation
- Suit various retail and food retail uses STP
- Rear parking & street parking
- Service area and rear access
- W/C facilities
- Busy high street location



 **SAT NAV: NG22 9PL**
 **EXPECT.RAILS.EQUAL**



ACCOMMODATION SERVICES

Approximately 1,200 Sq Ft NIA.

Mains water and electricity are connected to the property.

RENT / TERMS

Asking rent: £12,500 per annum exclusive on terms to be agreed.

BUSINESS RATES

Rateable Value: £11,500

Qualifying occupiers may benefit from 100% Small Business Rates Relief.

EPC

Rating: C (68)

VAT

Rent is quoted exclusive but may be subject to VAT.

AML

Tenants will have to supply information to comply with AML Regulations.

VIEWINGS

By appointment with the Sole Agents below:

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