



NEWS WEBSTER
PROPERTY CONSULTANTS

Tel: 0113 433 0117

Web: newnswebster.com



SUTTON IN ASHFIELD

UNIT 26 IDLEWELLS SHOPPING CENTRE

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, JD, Boots, Heron, Superdrug, Peacocks, Greggs, Specsavers** and **Bodycare**.

ACCOMMODATION

The unit has the following approximate areas :

Ground floor : 925 sq ft (85.94 sq m)

First floor : 704 sq ft (65.40 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

£20,000 per annum exclusive of VAT, service charge and business rates.

SERVICE CHARGE

The service charge for the period 1st April 2024 to 31st March 2025 is £8,514 plus VAT

BUSINESS RATES

Rateable Value : £16,750

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

A copy of the EPC is available on request.

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

Details prepared June 2024

Contact:

Jonathan Newns

Mobile: 07796 686469

Email: jn@newnswebster.com

Richard Webster

Mobile: 07739 680472

Email: rw@newnswebster.com



IMPORTANT NOTICE: Newns Webster gives notice to anyone who may read these particulars as follows: 1. These particulars are prepared for guidance only of prospective purchasers. They are intended to give a fair overall description of the property, but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photography) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.