

**Sherwood**  
**621/627 Mansfield Road**  
**Nottinghamshire**  
**NG5 2FX**

- **Attractive Freehold Commercial Investment**
- Property comprises a café with a training centre above
- Popular suburb of Nottingham
- Occupiers close by include Holland & Barrett and Coral
- No VAT applicable
- Current Rent Reserved  
**£31,000 pa**

**On the Instructions of Trustees**  
**SIX WEEK COMPLETION**



**Tenure**  
Freehold.

**Location**

The city of Nottingham is the regional capital of the East Midlands. It has a resident population of approximately 270,000, is the primary shopping destination for over 600,000 people and is ranked seventh in the UK for shopping by spending. Sherwood is a popular and attractive suburb of Nottingham located 2 miles north of the city centre.

This prominent corner property is situated on the west side of Mansfield Road (A60) (the principal retail thoroughfare), at its junction with Burlington Road.

Occupiers close by include a Co-op supermarket, Boots the Chemist, Cancer Research, Card Factory, Coral, Wilko and TSB, amongst others. Nottingham University Hospital Trust is a short distance to the north-west.

**Description**

The property, which has the benefit of a return frontage to Burlington Road, is arranged on ground and one upper floor and is presently used as a café and educational use on the ground floor with further self-contained accommodation on the first floor, also presently used for educational purposes (craft workshops). In addition, there is a small retail unit fronting Mansfield Road which is used in conjunction with the upper floors.

The property provides the following accommodation and dimensions:

<b>Gross Frontage</b>	<b>18.00 m</b>	<b>(59' 0")</b>
<b>Net Frontage</b>	<b>11.40 m</b>	<b>(37' 5")</b>
<b>Gross Return Frontage to Burlington Road</b>	<b>16.35 m</b>	<b>(53' 8")</b>
<b>First Floor (Craft Workshops)</b>	<b>131.35 sq m</b>	<b>(1,415 sq ft)</b>

**Tenancy**

The entire property is at present let to MRS K TAYLOR for a term of 10 years from 5th October 2012 at a current rent of £31,000 per annum. The lease provides for rent reviews every fifth year of the term and contains full repairing and insuring covenants, subject to a schedule of condition. There is a lessee option to determine on 5th October 2020 on 6 months' notice.

The tenant has sub let (excluding Sections 24-28 (inc.) of the Landlord & Tenant Act) the ground floor only for a term, at a current rent of £1,090 per week (£56,680 per annum).

**Tenant Information**

Tenant Website Address: [www.sherwoodtextileworkshop.co.uk](http://www.sherwoodtextileworkshop.co.uk)  
Subtenant Website Address: [www.crimsontree.co.uk](http://www.crimsontree.co.uk)

**VAT**

VAT is not applicable to this lot.

**Documents**

The legal pack will be available from the website [www.allsoop.co.uk](http://www.allsoop.co.uk)

**Energy Performance Certificate**

EPC Rating 114 Band E (Copy available on website).

