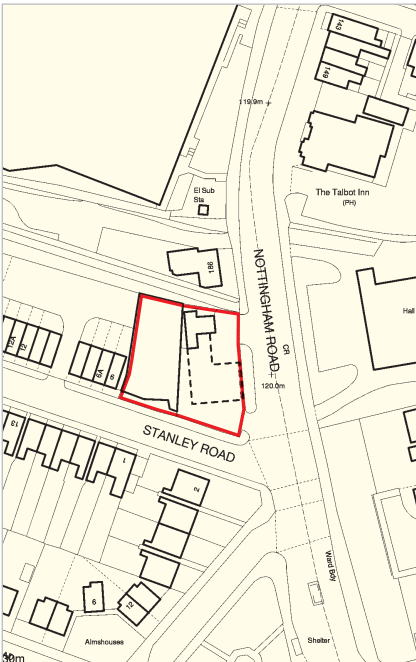


Mansfield

**192 Nottingham Road
NG18 4AF
& 2 Stanley Road
NG18 5AA
Nottinghamshire**

- **Freehold Rental Depot Investment**
- Let to Europcar Group depot UK Limited
- Lease expiry 2023 (1)
- Rent Review 2018
- Current Rent Reserved
£25,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 10004106



Tenure

Freehold.

Location

The market town of Mansfield is situated some 14 miles north of Nottingham and 13 miles south-east of Chesterfield. The town serves a population of approximately 100,000 and benefits from easy access to the M1 Motorway (Junctions 27, 28 and 29).

The property occupies a prominent corner location on the west side of the busy Nottingham Road (A60) at the junction with Stanley Road, some 1.5 miles south of Mansfield town centre and close to the Madford Retail Park.

Occupiers close by include Coral, Sainsbury's, Halfords, McDonald's, Odeon Cinema, Pizza Hut, KFC, B&Q, Aldi and Currys/PC World.

Description

The property comprises a canopied former petrol forecourt, with a single storey office unit and a single storey warehouse unit, having a roller shutter door providing vehicular access from Stanley Road.

The property provides the following accommodation and dimensions:

Ground Floor Sales Kiosk	45.15 sq m	(463 sq ft)
Warehouse	372.50 sq m	(4,100 sq ft)
Total	417.65 sq m	(4,563 sq ft)

Site Area: 0.098 Hectares (0.24 Acres)

Tenancy

The entire property is at present let on two leases to EUROPCAR GROUP UK LIMITED each for a term of 10 years from 1st October 2013 at a total current rent of £25,000 per annum. The leases provide for a rent review and tenant's option to break on 30th September 2018 (1) and contain full repairing and insuring covenants.

Tenant Information

No. of Branches: Over 250 UK Branches.

Website Address: www.europcar.co.uk

For the year ended 31st December 2013, Europcar Group UK Limited reported a turnover of £292.517m, a pre-tax profit of £1.733m, shareholders' funds of £27.407m and a net worth of £26.437m. (Source: riskdisk.com 22.04.2014.)

VAT

192 Nottingham Road: VAT is applicable to this lot.

2 Stanley Road: VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

EPC Rating not applicable.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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