

1,216 SQ.FT
AVAILABLE

Minster Veterinary Centre

24 hr emergency service
TEL
01636 708892

Physical
Training
Team

Physical
Training
Team

Physical
Training
Team

Pay
Point

7 days 7am to 10pm

one|stop

one|stop

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M UNIT 3

The Local Centre,
Fernwood Park,
NG24 3RS

Local Occupiers Include

one|stop

DESCRIPTION

Fernwood Park Local Centre is situated in a densely populated and expanding housing estate, the parade is the main retail offering servicing the vicinity. The scheme comprises of seven units, occupied by One Stop convenience store, Minster Vets, a Fish and Chip shop, a Tanning Salon and Printing Services.

- Established residential location
- 43 shared car parking spaces
- Other occupiers include One Stop, Minster Vets and Desi Kitchen

UNIT SIZE

1,216 sq.ft (112.9 sq.m)

RENT

£20,000 + VAT per annum

BUSINESS RATES

Rateable Value: £9,700

SERVICES

All mains services are available.

ANNUAL SERVICE CHARGE & INSURANCE

Service Charge: £2,714 + VAT

Insurance: Approximately £530 + VAT

ENERGY PERFORMANCE

EPC rating B-44. Further information available upon request.

PLANNING

We believe the property to be available for Class E use under the Town and Country Planning Act 1990. It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.



7

Retail Units On-Site

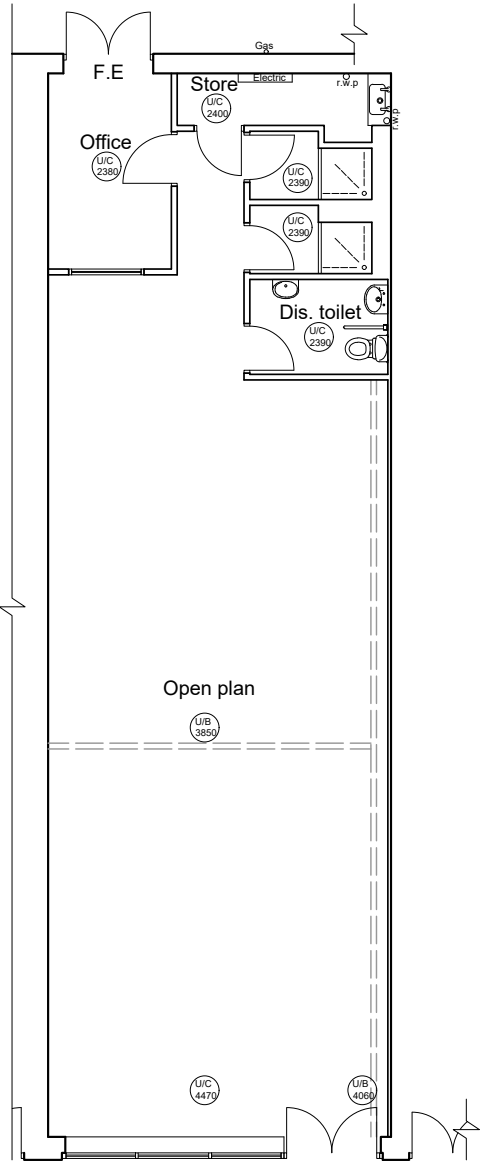


9,338 sq.ft

Total Area



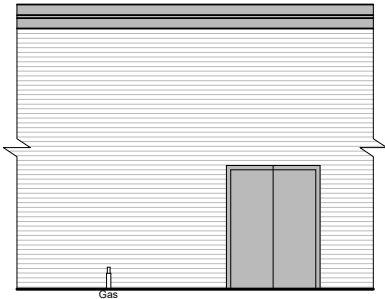
What Three Words
owes.peroxide.single



Ground Floor Plan - 1,216 Sq ft. (112.99 sqm)



Front Elevation



Rear Elevation

FERNWOOD PARK

SITE PLAN

M

LCP.
part of M^{Core}



Will Helm

07774 666805
WHelm@lcpproperties.co.uk

Viewing
Strictly via prior appointment
with the appointed agents

FHP
fhp.co.uk
0115 950 7577

Dominic Alston

07890 568 077
Dom.alston@fhp.co.uk

