

1,216^{SQ.FT}
AVAILABLE

Minster Veterinary Centre

Physical Training Team



Physical Training Team

Physical Training Team



M UNIT 3

The Local Centre,
Fernwood Park,
NG24 3RS

Local Occupiers Include



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 incoming 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

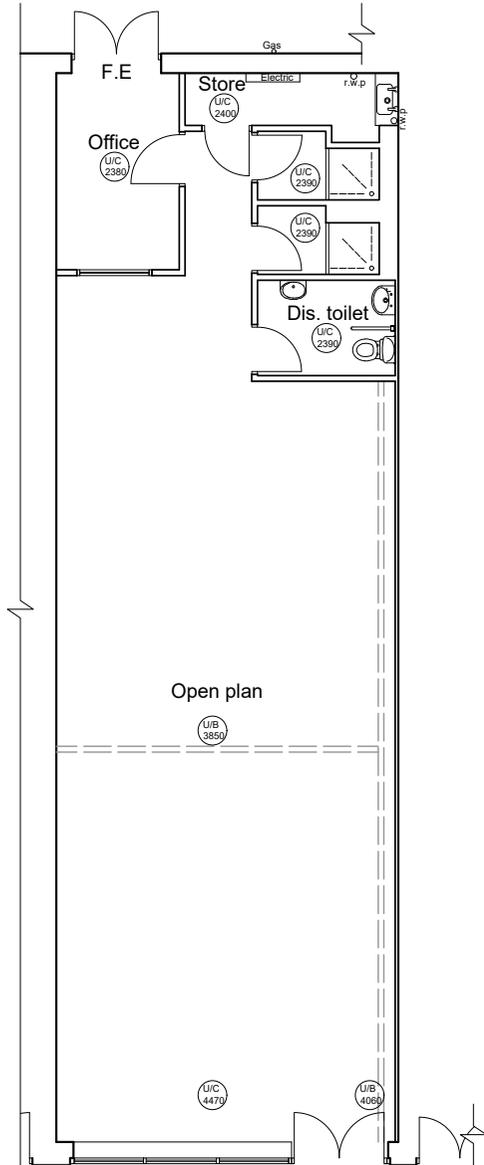


9,338 sq.ft

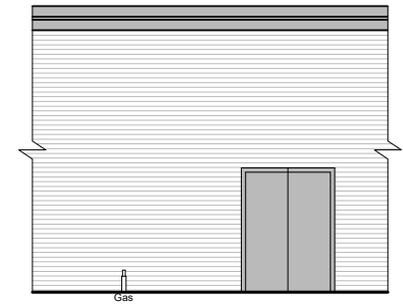
Total Area



What Three Words
owes.peroxide.single



Front Elevation



Rear Elevation

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

FERNWOOD PARK

SITE PLAN



LCP.
part of M^{Core}



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Viewing
Strictly via prior appointment
with the appointed agents

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**Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.