

TO LET

**UNIT B, THE MOOT HALL
24 MARKET PLACE
MANSFIELD**



**PROMINENT RETAIL UNIT
NIA: 1,287 SQ FT (119.6 SQ M)**

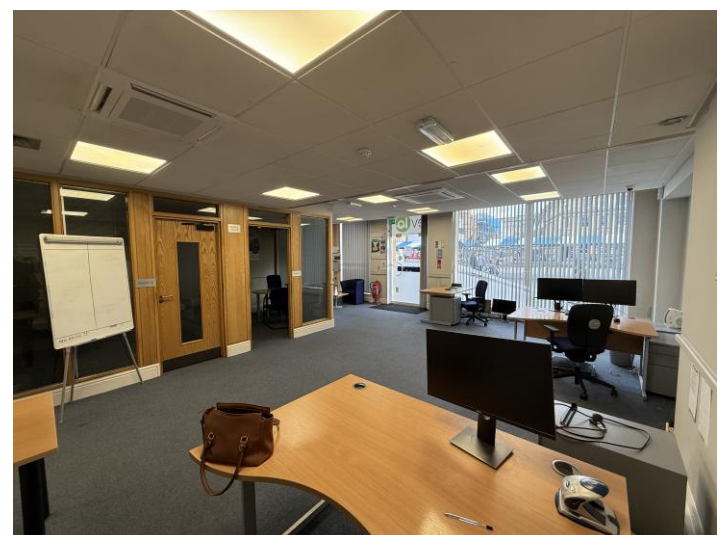
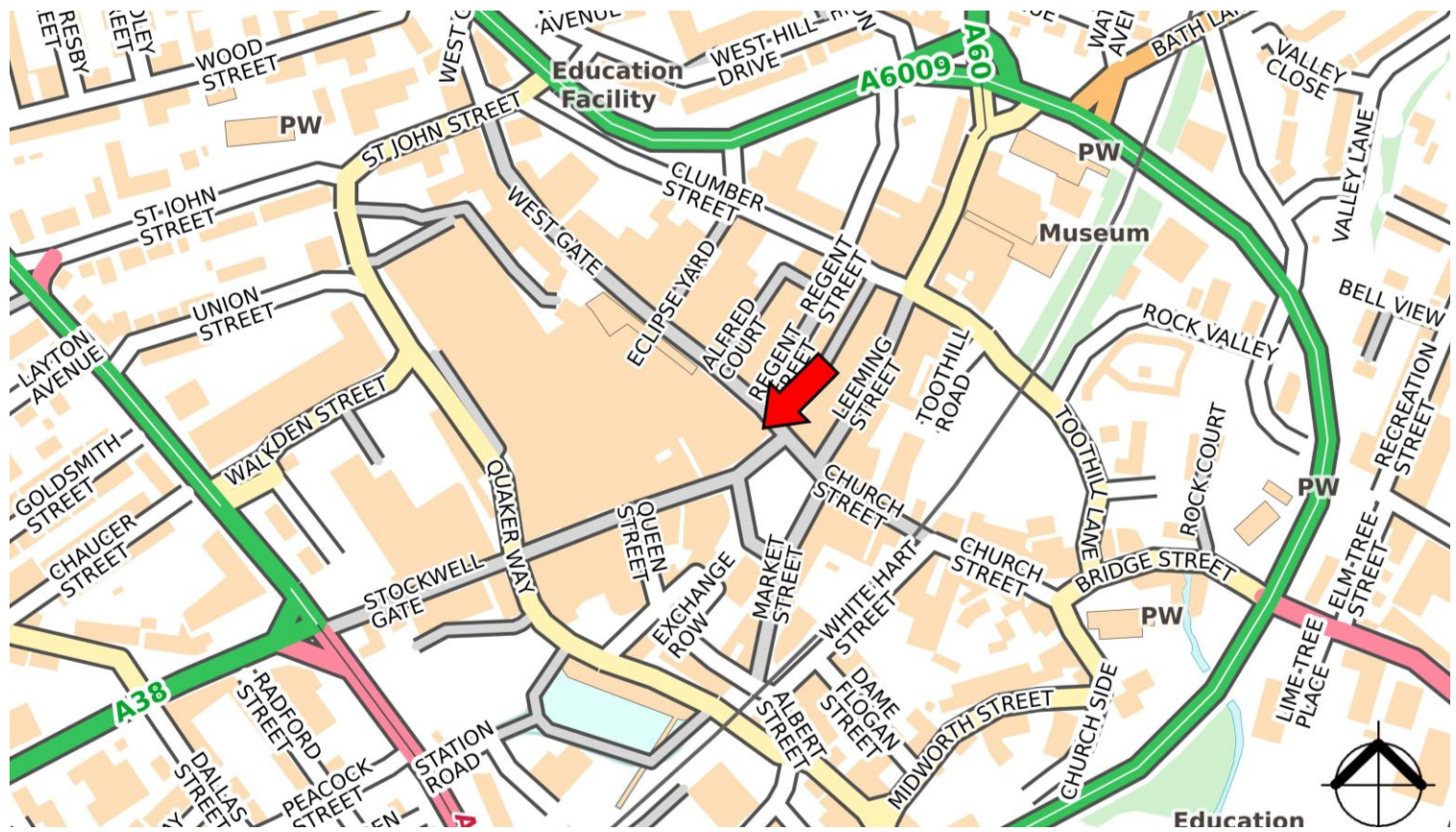
**PROMINENT LOCATION FRONTING MANSFIELD MARKET PLACE
CLOSE PROXIMITY TO FOUR SEASONS SHOPPING CENTRE
COMBINATION OF NATIONAL AND LOCAL RETAILERS NEARBY
ANCILLARY ACCOMMODATION TO THE FIRST FLOOR
AVAILABLE IMMEDIATELY**

SAT NAV: NG18 1HZ

Property Particulars

**Geo
Hallam &
Sons**

**0115 958 0301
www.geohallam.co.uk**



LOCATION

The property is located in the historic market town of Mansfield, situated 12 miles north of Nottingham, with a population of c. 110,000 and a catchment of 470,000 within a 10-mile radius.

The property forms part of the Grade II Listed Moot Hall and sits on the northern side of the towns Market Square, which is a short walk from the Four Seasons Shopping Centre and Market Place.

The property is in close proximity the new Mansfield Bus Interchange which provides extensive access to Mansfield's surrounding conurbation. Many national occupiers are located within the surrounding pitches including TK Maxx, Next, Boots, Primark, Marks & Spencer, Costa, Sports Direct and Greggs.

DESCRIPTION

The premises comprise a mid-terraced retail unit configured over ground and first floors provided retail accommodation to the ground floor with ancillary accommodation to the first floor.

The property has most recently been used by a financial and professional services user with the ground floor providing:

- carpeted floors
- plastered and painted walls
- perimeter power and data sockets
- suspended ceiling with inset LED lighting
- comfort cooling
- two private offices

To the first floor are male and female wc's, a staff kitchen and further offices.

ACCOMMODATION

The property has the following Net Internal Areas in accordance with the RICS Code of Measuring Practice, 6th Edition:

| Description | sq m | sq ft |
|--------------|--------------|--------------|
| Ground Floor | 74.3 | 800 |
| First Floor | 45.3 | 487 |
| Total | 119.6 | 1,287 |

TERMS OF DISPOSAL

The premises are available to let by way of either an assignment, subletting or on a surrender and regrant basis directly with the landlord.

It is currently let on an effective full repairing and insuring basis, expiring 14 December 2028.

PASSING RENT

The passing rent is:

£25,000 per annum exclusive

BUSINESS RATES

From enquiries made of the VOA website we understand that the property is assessed as follows:

| | |
|------------------|----------------------------|
| Local Authority: | Mansfield District Council |
| Description: | Bank & Premises |
| Rateable Value: | £18,000 |

The proposed Rateable Value from April 2026 is £18,000.

SERVICE CHARGE

A Service Charge is payable in respect of the maintenance and upkeep of the common areas of the building

SERVICES

It is understood that mains gas, water and electricity are available and connected to the premises.

PLANNING

From enquiries made of Mansfield District Council it is understood that the property currently has the benefit of a Class E Consent.

Alternative retail uses may be permitted, although interested parties are advised to make their own enquiries of Mansfield District Council's Planning Department in respect of their proposed use.

VAT

All rents are quoted exclusive of VAT, if applicable.

ENERGY PERFORMANCE CERTIFICATE

A new Energy performance Certificate has been requested and will be made available on receipt.

LEGAL COSTS

Each party will be responsible for their own legal costs involved in this transaction.

VIEWING

Strictly by appointment with the sole agents Geo Hallam and Sons:

Contact: Giles Davis
Direct Tel: 0115 958 0301
Email: giles@geohallam.co.uk

January 2026

**Geo
Hallam &
Sons**

0115 958 0301
www.geohallam.co.uk

Chartered Surveyors

**24 Regent Street
Nottingham
NG1 5BQ**

**Tel : 0115 958 0301
Fax : 0115 950 3108**

Property Particulars

MISREPRESENTATION ACT: Geo Hallam & Sons for themselves and for the Vendors or lessors of this property whose agents they are give notice that: **1)** the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract. **2)** All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. **3)** No person in the employment of Geo Hallam & Sons has any authority to give any representation or warranty whatsoever in relation to this property.