



**26 Market Place, Mansfield NG18 1JA**

**£30,000 Per Annum**

Sales shop with Ground Floor Kitchen, WC and Basement plus the possibility of renting three First Floor former offices for storage purposes.

The property has a good sized sales area of 110.12 sq.m. (1,185 sq.ft.) and occupies a prominent position on the Market Place conveniently located between Regent Street and Leeming Street close to Pound Bakery, Mansfield Building Society and HSBC.

## DESCRIPTION

The subject property comprises a good sized sales shop with two display windows with return display to the entrance. There is a kitchen and WC to the rear of the sales shop and a good sized basement which would be ideal for storage. In addition there are three rooms at first floor level which have formerly been used for storage or could be utilised as offices.

The property occupies a prominent position on the market place, situated between Regent Street in the west and Leeming Street in the east which are the principal retail areas in the town of Mansfield. The property is close to Westgate and Stockwell Gate which provides access to the Four Seasons Shopping Centre.

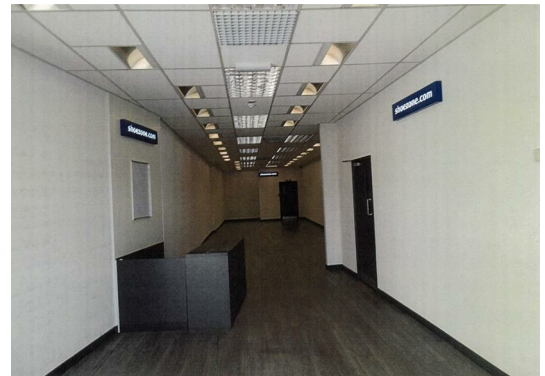
Mansfield is a large market town serving a catchment population in excess of 100,000 and provides a wide range of facilities including the Four Seasons Shopping Centre, retail and leisure parks and has regular bus services to Nottingham, Chesterfield and Worksop. In addition there are regular train services via the Robin Hood Line to Nottingham and Worksop. The town has excellent road access via the A38 and A617 to Junctions 28 and 29 of the M1 Motorway which are approximately 8 miles distance.

## ACCOMMODATION

The accommodation comprises:

### SALES SHOP

The sales shop has an approximate depth of 19.9 metres and a minimum width of 4.3 metres increasing to a maximum of 12.5 metres. The premises have been used for many years for the sale of shoes, but are ideally suited for a wide variety of retail purposes.



### BASEMENT

with electric lights and submersible sump pump.

The Basement which is ideal for storage is in four compartments and has a maximum depth of 21metres and a maximum width of 6 metres.

### KITCHEN 12'2" x 6'5" + 7'1" x 4'2" (3.72m x 1.97m + 2.18m x 1.29m)

with stainless steel sink unit and worktop, base unit below.

### WC

with low level WC, wash hand basin c&h from water heater.

### RENTAL

The premises are available to rent on a full repairing and insuring basis at a rental of £30,000 per annum for a minimum term of five years.

### LOCAL AUTHORITY

Mansfield District Council

### RATING ASSESSMENT

From our inspection of the rating list on the internet we understand the property has a rateable value of £24,250.

### VIEWING

By appointment with the agents.

**DISCLAIMER**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

