



17 St. John Street, Mansfield NG18 1QJ

£13,000 Per Annum

THREE STOREY MID TERRACED OFFICES CONSTRUCTED OF STONE UNDER A SLATED ROOF, WITH A FORECOURT PARKING FOR 2-3 CARS TOGETHER A SMALL GARDEN

GROUND FLOOR LEVEL - ACCESS TO AN ENTRANCE LOBBY, WITH A HALL, RECEPTION. CORRIDOR LEADING TO OFFICE 2 AND A KITCHEN. FIRST FLOOR LEVEL - LANDING, TWO OFFICES TO THE FRONT, A REAR OFFICE, WC, FURTHER OFFICE TO THE REAR. SECOND FLOOR LEVEL - A LARGE OFFICE

TOTAL FLOOR AREA 129.76 SQ.M. 1396 SQ.FT.

LOCATION

The subject offices are situated opposite St John's Church and grounds and there is restricted parking on the road opposite the subject premises. St John Street leads from Rosemary Street in the west to Chesterfield Road South, Quaker Way and Westgate in the north east.

The property is within a very short walking distance from Westgate which provides one of the principal shopping thoroughfares in the town of Mansfield which serves a population of in excess of 100,000 which is a sub regional centre for north west Nottinghamshire, provides a wide range of facilities including excellent shops with multiple national traders including Marks and Spencer, WHSmith, The Four Seasons Shopping Centre, as well as retail and leisure parks. The town has excellent bus and train services to Nottingham and Worksop which are some 14 and 13 miles away respectively. The town has the advantage of good road access via the A38 and the A617 to Junctions 28 and 29 of the M1 Motorway.

DESCRIPTION

The property is constructed of stone and brick under a slated roof and has the advantage of bay windows to the ground and first floor front elevation. The premises have the advantage of gas fired central heating, full carpeted, a burglar alarm and a small garden to the rear.

ACCOMMODATION

The accommodation consists of the following:

GATED ACCESS TO ENTRANCE LOBBY

With tiled floor, solid door leading to Entrance Hall

ENTRANCE HALL 7'11" x 3'6" (2.43m x 1.07m)

With hatch to Reception

RECEPTION 13'5" x 14'8" (4.11m x 4.48m)

With bay window, central heating radiator. Corridor leads to Office 2.

OFFICE 2 14'6" x 11'9" (4.43m x 3.59m)

With central heating radiators, three fluorescent lights, new blinds to the windows

KITCHEN 11'1" x 13'0" (3.38m x 3.98m)

With two stainless steel sink units with base units below, Gas Hob and oven with extractor hood, fitted base units and worktops, two double glazed windows with internal security shutters, security shutter to door, suspended ceiling, fitted cupboards, gas fired boiler, vinolay to floor, electric water heater. Door leading to a cellar.

CELLAR

With electric lights, two compartments one with a stone thrall.

FIRST FLOOR

Stairs to first floor.

LANDING

With central heating radiator, server box

SMALL FRONT OFFICE 6'0" x 10'10" (1.85m x 3.32m)

With central heating radiator with perimeter trunking.

FRONT OFFICE 14'8" x 12'11" (4.48m x 3.95m)

With bay window, central heating radiator, coved cornice, two fluorescent lights, fitted carpet

REAR OFFICE 14'6" x 11'9" (4.43m x 3.59m)

With central heating radiator, two fluorescent lights, double glazed window

WC

With low level wc, wash hand basin H&C, part tiled walls, double glazed window.

REAR OFFICE 9'10" x 9'5" (3.01m x 2.89m)

With central heating radiator, two double glazed windows with blinds and built in cupboards.

SECOND FLOOR

Stairs to second floor with velux window above.

OFFICE 19'8" x 17'1" + 3'9" x 13'2" (6.01m x 5.22m + 1.15m x 4.02m)

With velux window, two central heating radiator, double glazed window, perimeter trunking

OUTSIDE

There is a tarmac forecourt which provides parking for 2/3 cars.

There is a small garden area to the rear of the property.

SUMMARY OF FLOOR AREAS

I calculate the total floor area to be 129.76 sq.m. 1396 sq.ft.

RENTAL

The premises are offered to let on a new lease for a length of term to be negotiated on a full repairing and insuring lease at £13,000 per annum

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 £9,700 and should therefore should be exempt from the payment of rates under the Small Business Rate Relief Scheme.

SERVICES

All mains services are connected to the property but no tests have been undertaken to any of these installations.

VIEWING

By appointment with the Agents WA Barnes LLP.

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.

