



**52-54 West Gate, Mansfield NG18 1RR**

**£27,000 Per Annum**

The subject premises comprise a former bank which is currently used as offices and will be available for occupation in April 2023.

The existing partitioned offices will be removed prior to April 2023 and will provide a sales area of 1,521 sq.ft, (141.3 sq.m.) and an ancillary area of 424 sq.ft (39.4 sq.m.)

## LOCATION

The subject property which is currently occupied by "Futures" is located on the Old Market Place, close to the Library and CEX, next to Bon Marche and opposite Specsavers and Shoe Word. The premises are a short distance from Marks & Spencer and the Four Seasons Shopping Centre.

The premises occupy a prominent position and are suitable for a wide variety of retail purposes or for use as offices.

Westgate is one of the principal shopping thoroughfares in Mansfield leading from the Market Place and provides access to the Four Seasons Shopping Centre and to the Library. The property is close to car parks and bus stops.

Mansfield serves a population in excess of 100,000 and provides a wide range of shops, regular outdoor markets, schools of all grades and has the advantage of retail and leisure parks.

There is excellent road access via the A38 and the A617 to Junctions 28 and 29 of the M1 Motorway which are approximately 9 miles distance. There are regular bus services from the town to Worksop, Chesterfield, Derby and Nottingham and there are regular train services via the Robin Hood Line to Nottingham, Hucknall and Worksop.

## DESCRIPTION

The property is a modern building constructed of stone under a slated roof built in 1997

## ACCOMMODATION

The accommodation provides 3 bay windows and a recessed lobby with aluminium doors and a lift and steps to the front sales area which currently comprises a reception area, offices and interview rooms all with the benefit of suspended ceilings and inset Category 2 lighting throughout. The offices will be removed prior to the premises being occupied.

The accommodation also provides a Kitchen, WC, Disabled WC and Switchgear Room.

### **KITCHEN 20'1" x 6'5" (6.13m x 1.96m)**

with stainless steel sink unit, base unit below, double wall cupboards, suspended ceiling.

### **SWITCHGEAR ROOM 6'11" x 4'9" (2.12m x 1.45m)**

### **WC 7'1" x 3'10" (2.18m x 1.19m)**

with low level WC, wash hand basin c&h from electric water heater and extractor fan

### **DISABLED WC 7'1" x 6'10" (2.18m x 2.09m)**

with low level WC, c&h from electric water heater and extractor fan

## FLOOR AREAS

The accommodation is currently sub-divided into offices, interview rooms etc., but these will be removed by the existing tenants prior to the property being made available to let in April 2023 when the accommodation will provide:

Sales Area 1521 sq.ft. (141.43 sq.m.)

Ancillary Accommodation 424 sq.ft. (39.4 sq.m.)

Total Area 1965 sq.ft. (182.55 sq.m.)

## LOCAL AUTHORITY

The Local Authority is Mansfield District Council

**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.

