



SITUATION

In a busy pedestrianised pitch in the heart of the town centre adjacent to **Johnson's Cleaning** and **Mansfield Library**, opposite an entrance to **Marks and Spencer** and close to such multiple occupiers as **British Heart Foundation, Age UK, Wilkinson, Wimpy** and the many multiples on West Gate. Mansfield is a busy market town which lies some 17 miles north of Nottingham and 11 miles south-east of Chesterfield benefitting from excellent road access via the M1(junctions 28 and 29).

ACCOMMODATION

Ground Floor Shop

Gross Frontage 15'9"
Internal Width 14'2"
Shop and Built Depth 37'5"

First Floor Ancillary

Area Approx 205 sq.ft
2 WC's

Second Floor Ancillary

Area Approx 130 sq.ft

PROPERTY

A terraced property currently arranged as a **Ground Floor Shop** with internal access to **Ancillary Accommodation** at First and Second floors. The Second Floor is accessed via a trap door and the property benefits from access via a rear service road.

VAT is payable in respect of this lot.

FREEHOLD offered with FULL VACANT POSSESSION



**Vacant Shop
and Upper Parts**

The Surveyors dealing with this property are **JONATAHN ROSS** and **NICHOLAS BORD**



JOINT AUCTIONEERS

W A Barnes LLP, Portland Square, Sutton in Ashfield
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VENDOR'S SOLICITORS

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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £275 (including VAT) upon exchange of contracts