

6 WEEK COMPLETION



SITUATION

Located in the town’s principal pedestrianised retail thoroughfare only 50 yards from the entrance to the **Four Seasons Centre** and amongst such multiple retailers as **RBS, Specsavers, Bon Marche, Santander** and many others. Mansfield is located approximately 10 miles north of Nottingham benefitting from good road links via the A60 and A617 which links with the M1 (Junction 29)

PROPERTY

Comprising a **Large Commercial Unit** which widens at the back and has a large rear frontage to St John’s Street which is served by public town centre car parking.

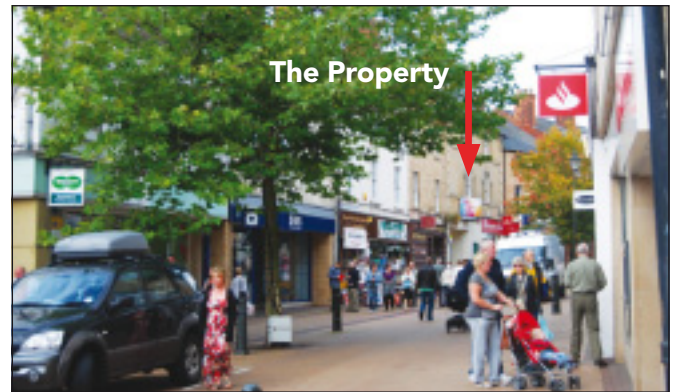
VAT is payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note: The property was previously used as a nightclub (Sui Generis Use) but we understand the Council would have no objection to A1 Use, pending formal application.

Large Vacant Town Centre Unit

The Surveyors dealing with this property are **MATTHEW BERGER** and **NICHOLAS BORD**



The Property

ACCOMMODATION

Ground Floor

Frontage to Westgate	17'0"
Frontage to St John’s St	36'0"
Net Frontage	18'2"
Built Depth	155'0"
Ground Floor GIA	Approx 4,100 sq ft

Mezzanine Floor

GIA	Approx 1,000 sq ft
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Lower Ground Floor

GIA	Approx 350 sq ft
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First Floor Ancillary

GIA	Approx 5,100 sq ft*
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Second Floor Ancillary

GIA	Approx 400 sq ft*
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Total GIA Approx 10,950 sq ft

*Not inspected by Barnett Ross.

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Rear of the Property



JOINT AUCTIONEERS

heb, 17 The Ropewalk, Nottingham NG1 5DU
Tel: 0115 950 6611. Ref: T Strawson Esq

VENDOR'S SOLICITORS

Keith Harvey & Co - Tel: 01858 464 327
Ref: K. Harvey Esq – Email: emma@keithharveyandcompany.co.uk