

6 WEEK COMPLETION



**SITUATION**

Located in the town's principal pedestrianised retail thoroughfare only a short distance 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**



**ACCOMMODATION**

<b>Ground Floor</b>			
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	
<b>Mezzanine Floor</b>			
GIA	Approx	1,000 sq ft	
<b>Lower Ground Floor</b>			
GIA	Approx	350 sq ft	
<b>First Floor Ancillary</b>			
GIA	Approx	5,100 sq ft*	
<b>Second Floor Ancillary</b>			
GIA	Approx	400 sq ft*	
<b>Total GIA</b>		<b>Approx 10,950 sq ft</b>	

\*Not inspected by Barnett Ross.



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**heb** **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

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 £600 (including VAT) upon exchange of contracts