LOT76

61 Westgate, Mansfield, Nottinghamshire NG18 1RU

Reserve Below £100,000 (ONLY £9 PER SQ FT FREEHOLD)



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.

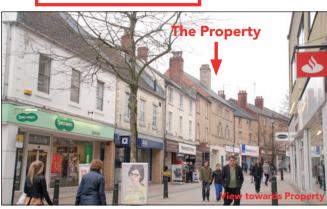
VAT is payable in respect of this Lot

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 **Ground Floor**

Total GIA	Approx	10,950 sq ft
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GIA	Approx	400 sq ft*
Second Floor Ancillary		
GIA	Approx	5,100 sq ft*
First Floor Ancillary		
GIA	Approx	350 sq ft
Lower Ground Floor		
GIA	Approx	1,000 sq ft
Mezzanine Floor		
Ground Floor GIA	Approx	4,100 sq ft
Built Depth	155'0"	
Net Frontage	18'2"	
Frontage to St John's St	36'0"	
Frontage to Westgate	17'0"	
Ground Floor		

*Not inspected by Barnett Ross.

6 WEEK COMPLETION







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