



204A Chesterfield Road North, Mansfield NG19 7JG

£18,500 Per Annum

TO LET BY WAY OF ASSIGNMENT:

Warehouse/Workshop 488 sq.m. (5250 sq.ft.) together with a secure yard. Currently operating as a vehicle body shop to be let with a Dalby Genesis X Spray Booth

The premises are immediately behind Mansfield VW and Formula One Autocentre and adjacent to Howarth Timber Merchants.

LOCATION

The subject premises are situated to the rear of the Formula One Autocentre and Mansfield VW Showroom and workshops off Chesterfield Road North and with a secondary access from Enterprise Road which forms part of the established Millennium Business Park.

Chesterfield Road is the principal route from the town centre to Junction 29 of the M1 Motorway which is approximately 8 miles distance.

The premises are situated approximately 1.75 miles to the south west of Mansfield which serves a catchment population of 100,000 and provides a wide range of shops including the Four Seasons Shopping Centre and retail and leisure parks. The town has regular bus services to Nottingham, Workshop and Chesterfield which are some 14, 13 and 12 miles away respectively and there is a rail link from the town to Nottingham and Worksop via the Robin Hood Line. There is excellent road access via the A38 and A617 to Junctions 28 and 29 of the M1 Motorway which are both approximately 8 miles distance.

DESCRIPTION

The property is substantially built of brick under a pitched roof which has been re-covered with insulated profile sheeting and provides two workshops together with an office, kitchen, WC's and mezzanine office with a floor area of approximately 488 sq.m. (5250 sq.ft.). The workshop is accessed by two roller shutter doors which are approximately 4.5m high x 3.5m wide and there is a side personnel door and emergency access to the rear.

To the front of the property is a secure yard, bounded by Herras and pallisade fencing and gates and provides ample parking space for 15 vehicles.

The premises are currently used for bodyworks and the existing Dalby Genesis X Spray Booth will be included in the letting.

There is a restriction that the premises cannot be used for any purpose which would compete with the trading operations of the adjacent Howarth Timber and Building Merchants although compatible uses such as Tool Hire, Plumbers or Glaziers may be considered.

ACCOMMODATION

The accommodation consists of the following:

WORKSHOP 70'11" x 57'10" reducing to 54'11" (21.63m x 17.64 reducing to 16.74m)

with concrete floor, two roller shutter doors 4.5m high x 3.5m wide, three phase electricity supply, minimum headroom to eaves of approximately 6m., six sodium lights, four infrared heaters, Dalby Genesis X Spray Booth with extractors. Stairs to mezzanine office.



MEZZANINE OFFICE/STORE 11'8" x 11'6" (3.56m x 3.53m)

REAR WORKSHOP 76'6" x 23'7" reducing to 9'10" (23.32m x 7.2m reducing to 3.02m)

with concrete floor, personnel door, rear fire exit.

**OFFICE 15'8" x 8'6" (4.78m x 2.6m)**

with two fluorescent lights, door to Kitchen

**KITCHEN 8'5" x 8'4" (2.59m x 2.56m)**

with stainless steel sink unit with cold and hot water from water heater, worktop and base unit below, extractor fan.

**DISABLED WC**

with low level WC, wash hand basin with cold and hot water from electric water heater, electric heater.

WC2

with low level WC, stainless steel sink with cold and hot water from electric water heater, electric heater.

OUTSIDE

To the front of the Unit is a tarmac yard enclosed by Herras and pallisade fencing surmounted by barbed wire with vehicular access via a pair of galvanised pallisade gates. The yard provides ample space for parking numerous vehicles and delivery area.

SERVICES

Mains water and electricity are connected to the property but no tests have been undertaken on any of these installations.

The water supply is from the adjacent Howarth Timber Merchants and is sub-metered to the subject property. The toilets are on a Saniflow system.

LOCAL AUTHORITY

Mansfield District Council

RATING

We understand from our inspection of the Rating List the property has a rateable value of £16,750.

LEASE

The premises are currently let on a 5 year lease with effect from 2018 and the Lease is to be assigned subject to the Landlord's approval.

VAT

VAT is applicable to the Rent.

SERVICE CHARGE

In addition to the Rent a Service Charge will be levied for an apportioned insurance premium for the premises, the water supply which is sub-metered and for the maintenance of the common roadway.

COSTS

Each party is to be responsible for their own costs.

VIEWING

By appointment through the Agents.

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.

