



20 Regent Street, Mansfield NG18 1SS

£12,000 Per Annum

A well maintained Sales shop with floor area of 64.47 sq.ms (694 sq.ft.)

Together with first floor offices/stockroom of 31.36 sq.ms (338 sq.ft.)

A very good trading opposite the side entrance to Marks & Spencers and on the main pedestrianised Regent Street which leads to Wilkinsons in the north and to the car park.

Rear delivery access.

Location

The subject property is situated on the east side of Regent Street midway between Market Place/West Gate and Stockwell Gate in the south and Clumber Street in the north.

Regent Street is one of the principal shopping thoroughfares in the town close to the side entrance to Marks & Spencers and close to the pedestrianised Market Place and West Gate.

Mansfield is the sub regional centre for north west Nottinghamshire serving a catchment population in excess of 100,000 and provides a wide range of facilities including excellent shops, the Four Seasons Shopping Centre, retail and leisure parks.

There are regular bus and train services from the town to Nottingham and Worksop which are some 14 and 13 miles away respectively. There is good road access from the town via the A617 and A38 to Junctions 28 & 29 of the M1 Motorway which are approximately 8 miles distance.

Description

The property comprises a lock up shop which has been refurbished. It has a large sales display window with an internal security shutter. Rear delivery area and whilst at first floor level there is a stockroom/store room and partitioned office, together with two WC's.

The property was used for three years as Jak & Daisy selling high quality clothing but is suitable for a wide variety of retail purposes.

The premises are opposite to the side entrance to Marks & Spencer, opposite Mark Leeson Hair Salon, close to British Heart Foundation, charity shops, American Nails and Age UK.

Accommodation



Sales shop 38'2" x 19'10" maximum (11.63 x 6.05 maximum)

With large display window, recessed lobby with counter and shelving, spotlights, cupboard below stairs with electricity meter and doors to stairs to first floor.

**Stairs to First Floor****Landing****WC 1**

With Belfast sink with hot and cold water from an electric water heater, low level wc, part tiled walls.

WC 2

With wash hand basin with hot & cold water from electric water heater, low level wc, part tiled walls.

Office/Staff Area 20'4" x 14'9" (6.20 x 4.49)

With fluorescent light and partitioned office (2.20m x 2.13m).

Store Room 6'3" x 5'10" (1.90 x 1.79)

With door to flat roof.

Summary of Floor Area

Sales shop 68.81 sq.ms (740 sq.ft.)

First floor offices/stores 31.51 sq.ms (339 sq.ft.)

Local Authority

Mansfield District Council

RATEABLE VALUE

From our inspection of the Ratings list available on the internet the property has a rateable value of £13,250

Lease

The premises are available to let by a new lease on a full repair and insuring basis.

VAT

It should be noted that VAT is payable on the rental of this property.

Costs

Each party are to be responsible for their own costs in preparation of the lease.

Viewing

By appointment with the Agents WA Barnes LLP

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.

