



**PANTERA
PROPERTY**

10 North Park Road
Harrogate
HG1 5PG

Suite 3, 46 Crawford Street
London
W1H 1JU

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16 Regent Street , NG18 1SS

The property is a four-storey mid terrace building constructed of Portland stone under a built up felt flat roof. The property has a large frontage to Regent Street with four large display windows, two smaller display windows and double doors.

472.4 sq. m. (5,085 sq. ft.)

£250,000

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, NG18 1SS

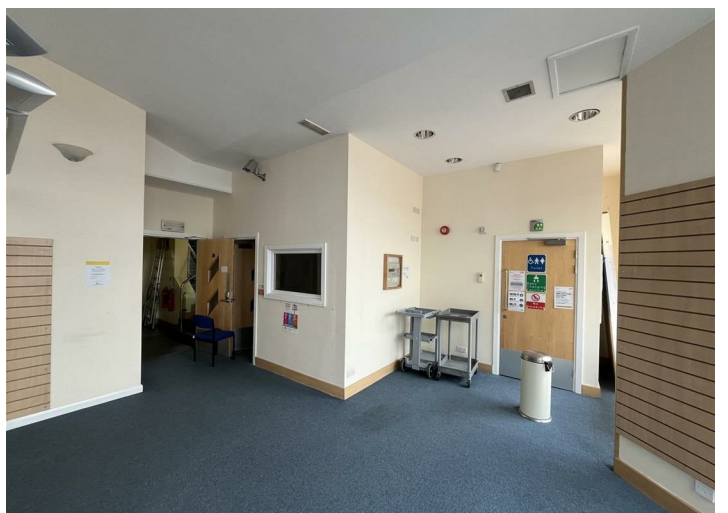
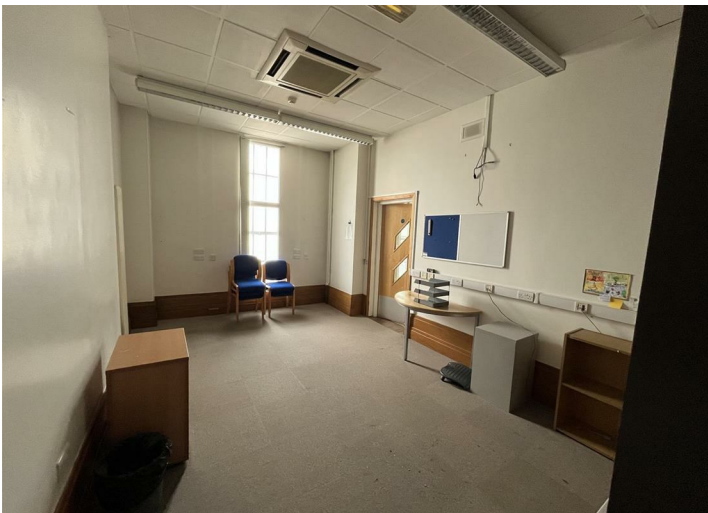
Location

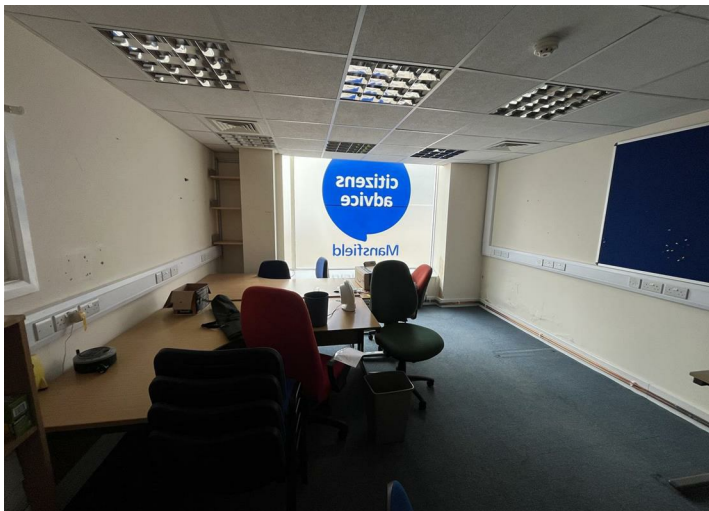
The property is situated within central Mansfield, approximately 12 miles southeast from the centre of Chesterfield, 16 miles north from the centre of Nottingham and 20 miles southwest from the centre of Newark-on-Trent.

The property is prominently situated on the prime retail pitch with frontage on Regent Street. It is adjacent to Marks & Spencer's Foodhall and near the entrance to the Four Seasons Shopping Centre, which is anchored by Primark.


Other occupiers in close proximity include WH Smith, HSBC, McDonald's, Costa, and Greggs.

Mansfield train station is approximately one mile from the subject, providing connections into Nottingham and Sheffield.





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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	



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