



16 Queen Street, Mansfield NG18 1JN

£11,000 Per Annum

A ground floor shop to let due to the impending retirement of the current occupant who has been trading as a jewellers and watchmaker in Mansfield since the 1930's.

The total floor area is 90.34 square metres (972 square feet) and comprises a sales shop with recessed and staggered display windows, is centrally heated with two offices, ladies and gents WC, Lobby, and a Workshop with a mezzanine floor above.

LOCATION

The property occupies a prominent position on Queen Street adjacent to Fidler and Peppers offices, Kudos Kitchens, Bridal Boutique, Beauty Room, Party Time and John Eastwood Hospice shop and is close to a walkway which leads from the Market Place to Quaker Way and the Mansfield bus terminal. Queen Street provides access from Albert Street to Stockwell Gate and the entrance to the Four Seasons Shopping Centre.

Queen Street is situated to the north of the Market Place and leads from Albert Street to Stockwell Gate in the north west. The property is situated immediately behind the old Town Hall close to taxi ranks and car parks. There is a retail park nearby where there are multi national traders including Boots and Matalan, with numerous shops close to the main shopping centre which includes Westgate, Regent Street, King Street etc.

The premises are close to the main walkway from the Market Place to the bus station.

Mansfield serves a population of approximately 200,000, and provides a wide range of facilities, including the Four Seasons Shopping Centre, excellent shops and retail and leisure parks, schools of all grades, and regular bus and train services to Nottingham and Worksop. There is good road access from the town via the A38 and A617 to Junctions 28 and 29 of the M1 Motorway which is approximately 8 miles distant.

ACCOMMODATION

The accommodation consists of the following:-

SALES SHOP 24'10" x 25'9" (7.59 x 7.85)

With recessed lobby, two large sales display windows, gas heater, spot lights, partitioned office with florescent light.

INNER HALL

With central heating radiator.

OFFICE 1 7'6" x 8'6" (2.3 x 2.61)

With florescent light, central heating radiator, door to:-

OFFICE 2 6'7" x 13'2" plus 4'5" x 2'0" (2.03 x 4.03 plus 1.37 x 0.63)

With stainless steel sink unit, hot and cold, base unit below fitted worktops, shelving and florescent light.

LADIES WC 6'4" x 6'3" (1.95 x 1.92)

With low level WC, wash hand basin with cold and hot from a water heater, poly vinyl tiled floor, electricity meter.

GENTS WC 6'6" x 6'3" (1.99 x 1.92)

With low level WC, pedestal wash hand basin and hot and cold from electric water heater, central heating radiator.

LOBBY 13'0" x 3'4" (3.97 x 1.03)

With fire exit to outside with access to storage above the offices and WC's.

WORKSHOP 4'4" x 5'6" (1.34 x 1.7)

With fitted shelving, Glow Worm wall mounted gas fired boiler heating hot water and radiators.

TOTAL FLOOR AREA

The total floor area is 90.34 sq.m. (972 sq.ft.)

OUTSIDE

There is a pedestrian access to the fire door to the rear.

SERVICES

Mains water, gas, electricity and drainage are connected to the property.

LOCAL AUTHORITY

The Local Authority is Mansfield.

RATING ASSESSMENT

A rateable value of £12,500.

VIEWING

Viewing is strictly 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.

