



10 Queen Street, Mansfield NG18 1JN

£10,200 Per Annum

A double fronted sales shop that previously traded as Party Time.

The premises provide a large sales area with 2 sales display windows, a further sales area to the rear, preparation room, kitchen, w.c., store cupboard and recessed lobby.

LOCATION

Queen Street leads from Albert Street/White Hart Street in the south east to Stockwell Gate in the north west. Stockwell Gate is one of the principal thoroughfares in the town and leads to the Four Seasons Shopping Centre where there are numerous multiple traders and good car parking facilities.

Mansfield serves a population of approximately 100,000 and provides a wide range of facilities including a cinema, theatre, Four Seasons Shopping Centre, retail and leisure parks and is a principal shopping area in north west Nottinghamshire. The town has regular bus services to Worksop, Chesterfield and Nottingham and there are regular train services via the Robin Hood line to Hucknall, Nottingham, Mansfield Woodhouse and Worksop. There is good road access from the town via the A617 and A38 to Junctions 28 and 29 of the M1 Motorway which are approximately 8 miles distance.

ACCOMMODATION

The accommodation consists of the following:

ENTRANCE LOBBY

Recessed and shared entrance lobby with aluminium door and 2 steps leading to the sales shop.

FRONT SALES AREA 20'9" x 17'0" (6.34 x 5.19)

With peg and slap boarding to the walls, 2 large display windows and fitted cupboard with access to rear sales area.



REAR SALES AREA 10'8" x 16'1" (3.27 x 4.92)

With peg boarding to 2 walls.



STORE CUPBOARD 8'2" x 2'11" (2.51 x 0.89)

With fitted shelves.

PREPARATION ROOM 12'6" x 9'1" (3.82 x 2.77)

With fitted base unit and worktop, shelving, night storage heater, door to outside and door to kitchen.

KITCHEN 6'9" x 9'0" (2.08 x 2.75)

With stainless steel sink unit, cold and hot water from an electric water heater, base unit below, night storage heater, door to w.c. with low level w.c.

OUTSIDE

The property is situated on the north side of Queen Street together with adjacent properties. There are car parking spaces to the side and rear. The premises occupy a square with pedestrian access leading to the market place.

SERVICES

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

LOCAL AUTHORITY

The Local Authority is Mansfield District Council.

RATING ASSESSMENT

We understand that the rateable value of the property is £7,300 which means that it is eligible for Small Business Rate Relief, so no rates should be payable.

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.

This property's energy rating is C.

