



**28-30 Albert Street, Mansfield NG18 1EB**

**£6,000 Per Annum**

- A suite of first floor offices, store room, kitchen, lobby and wash area to let
- Prominent position on Albert Street

## LOCATION

The premises occupy a prominent position on Albert Street above the Moo Lab and opposite Midworth Street. The premises have been used as offices for many years and have the advantage of gas fired central heating.

The premises are adjacent to the Victoria Hotel and a short distance from Queen Street and the Bus Station. There is parking available nearby on Albert Street and there are car parks off St Peter's Way.

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:

### STAIRCASE TO THE FIRST FLOOR

#### LANDING

With central heating radiator

#### STORE ROOM 6'3" x 18'11" (1.91 x 5.79)

With wooden racking for file storage and fluorescent light

#### FRONT OFFICE 1 20'3" x 12'8" maximum (6.19 x 3.88 maximum)

With 2 hospital radiators, power points, 4 fluorescent lights and 3 windows overlooking Albert Street

#### INNER HALL

With cupboard

#### OFFICE 2 10'2" x 13'2" maximum (3.11 x 4.03 maximum)

With central heating radiator, suspended ceiling and electric fan

#### OFFICE 3 8'3" average x 17'8" (2.53 average x 5.39)

With 2 central heating radiators, suspended ceiling and door to lobby

#### LOBBY 3'0" x 6'7" (0.93 x 2.01)

With base unit

#### KITCHEN 3'6" x 7'11" (1.09 x 2.42)

With stainless steel sink unit, h&c, base unit below

#### WASH AREA 13'8" x 6'0" (4.17 x 1.85)

With 2 wash handbasins, hot water cylinder, 2 w.c.'s, 2 central heating radiators

## FLOOR AREA

I calculate the total floor area is 679 square feet, 63.08 square metres

## RATEABLE VALUE

I understand that the premises have a rateable value of £2,700 and that Small Business Rate Relief should be applicable as the rateable value is less than £12,000 so no rates are payable

## LOCAL AUTHORITY

Mansfield District Council

## VIEWING

By appointment with the Agents

**DISCLAIMER**

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