



20 Market Place, Shirebrook, Mansfield NG20 8AA
£6,250 Per Annum

- Lock-up ground floor sales shop which has been used for a wide variety of purposes over the years
- Prominent Market Place position

DESCRIPTION

Lock-up ground floor sales shop which has been used for a wide variety of purposes over the years. The premises are close to a veterinary surgery, BetFred, Shirebrook Home Bake and a mobile phone shop. The subject property occupies a prominent position on the south side of the Market Place. The property is suitable for a wide variety of purposes and has the advantage of one car parking space within the curtilage of the unit and is close to free car parking to the rear.

LOCATION

Shirebrook is a market town with a population of approximately 13,000 and has good road links to Mansfield, Worksop and Junctions 28 and 29 of the M1 Motorway. The town has seen the former Shirebrook Colliery site reclaimed where Sports Direct are the major occupier with 4 large warehouses in excess of 110,000 square metres. There are regular markets in the town with a considerable number of stalls.

ACCOMMODATION

The accommodation comprises:-

SALES SHOP 29'3" x 13'7" (8.93 x 4.15)

With a double display window and external security shutter, suspended ceiling and air conditioning unit with access to:

KITCHEN 6'11" x 12'2" (2.12 x 3.73)

With twin bowl stainless steel unit, h&c, melamine lined walls and metal shelving.

REAR LOBBY

With wash handbasin, h&c

W.C.

With low level w.c. and extractor fan

FLOOR AREA

The property has a floor area of 45 square metres, 484 square feet excluding the rear lobby and w.c.

SERVICES

Mains water, electricity and drainage are connected to the property but no tests have been undertaken to any of these installations.

LOCAL AUTHORITY

Bolsover District Council

RATEABLE VALUE

The premises have a rateable value of £5,100 and therefore should be eligible for Small Business Rate Relief as the rateable value is less than £12,000.

VIEWING

Viewing 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.

Energy rating and score

This property's energy rating is D.

