



12 Market Place, Shirebrook, Mansfield NG20 8AA
£6,000 Per Annum

- Prominent Market Place position
- Ideally suited for a wide variety of purposes

DESCRIPTION

The subject property occupies a prominent position on the south side of the Market Place and is located between Bargain Booze to the east and DI Blow Opticians to the west. The shop was formerly used for the sale of beds and mattresses and is suitable for a wide variety of purposes.

LOCATION

Shirebrook serves a population of approximately 13,000 and has good road access via the B6407 and the A632 which leads to Mansfield, Worksop and Bolsover. The town has regular bus and train services to Mansfield, Worksop and Nottingham. The large town of Mansfield is approximately 6 miles to the south east. The town has the advantage of good road access to Junctions 28 and 29 of the M1 Motorway.

ACCOMMODATION

The accommodation comprises:-

SALES SHOP 29'3" x 12'10" (8.92m x 3.912m)

With display window, suspended ceiling, ADT fire alarm and fitted carpet tiles

REAR LOBBY 4'6" x 4'11" (1.39m x 1.52m)

With door to outside

KITCHEN 7'11" x 6'11" (2.42m x 2.12m)

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

W.C. 6'2" x 6'9" (1.89m x 2.07m)

With low level w.c., wash handbasin and cold and hot water from an electric water heater

OUTSIDE

There is a reasonable sized yard with double metal gates and space for parking a small car. The double gates lead to a service road beyond which there is a public car park

FLOOR AREA

The property has a total floor area of 42.71 square metres, 459.72 square feet

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 property has a rating assessment of £5,400 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.

This property's energy rating is C.

