



Halifax Building Westgate, Mansfield NG18 1RX

£10,000 Per Annum

First and Second Floor Offices occupying a prominent position on the Old Market Place and Westgate. The entrance is between Cash Casino and Victoria Nails.

The premises have the advantage of central heating and have previously been occupied by solicitors and a college of law.

- **FIRST AND SECOND FLOOR OFFICES**

LOCATION

The offices occupy a prominent position on the Old Market Place with the entrance being between Cash Casino and Victoria Nails on Westgate.

The premises are close to the entrance to the Four Seasons Shopping Centre and a multi-storey car park.

The premises have the advantage of central heating and have been previously occupied by solicitors and a college of law.

DESCRIPTION

The offices are substantially built of rendered brick under a slated roof

ENTRANCE PORCH

with glazed door.

GROUND FLOOR LOBBY

with door to boiler house containing gas fired boiler and gas meter, door to yard. Stairs to first floor landing

FIRST FLOOR

OFFICE 1 14'11" x 15'1" (4.57m x 4.61m)

with 2 central heating radiators, built-in cupboards, fireplace, safe and door to inner landing.



OFFICE 2 (LHS) 17'5" x 15'1" (5.31m x 4.61m)

with 2 central heating radiators. Door to inner landing.

OFFICE 3 (RHS) 10'1" x 7'1" (3.09m x 2.18m)

with central heating radiator.

OFFICE 4 (REAR RHS) 14'11" x 13'4" (4.57m x 4.08m)

with cupboard, central heating radiator. Door to rear office 5.

OFFICE 5 (Rear Office) 16'2" x 7'6" + 7'4" x 3'10" + 6'3" x 3'1" + 6'3" x 3'1" (4.94m x 2.31m + 2.26m x 1.19m + 1.93m x 0.96m + 1.)

with 2 bay windows, 2 central heating radiators, fitted cupboard with shelves, hatch for reception.



OFFICE 6 (Rear LHS) 10'10" x 11'2" with bay 6'5" x 3'2" (3.31m x 3.41m with bay 1.97m x 0.98m)

with double glazed bay window, central heating radiator.

STORE ROOM 1 10'5" x 7'11" (3.19m x 2.43m)

with cupboard

STORE ROOM 2 6'9" x 7'6" (2.07m x 2.31m)**INNER LANDING**

with stairs to second floor.

SECOND FLOOR

Landing

FRONT RHS OFFICE ! 15'10" x 15'2" (4.84m x 4.63m)

with 2 central heating radiators, fitted cupboards

FRONT LSH OFFICE 2 16'4" x 15'3" (4.99m x 4.66m)

with 2 central heating radiators. Door to File Store

FILE STORE 20'9" x 14'9" (6.34m x 4.51m)

with extensive racking.

KITCHEN 7'1" x 7'5" (2.18m x 2.28m)

with stainless steel sink unit h&c, base unit below, 2 ring ceramic hob, base units, central heating radiator

LADIES WC

with low level wc, wash hand basin, central heating radiator

GENTS WC

with low level wc, shower, pedestal wash hand basin, central heating radiator, 2 double glazed windows.

FLOOR AREA

We calculate that the premises have a total floor area of 248 sq.m. (2,669 sq.ft.)

RATEABLE VALUE

We understand that the rateable value of the offices is £10,250.

As the rateable value is under £12,000 Small Business Rate Relief should apply and no rates should be payable.

VIEWING

By appointment with the Agents.

INTERNAL PHOTOGRAPHS



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.

