

TO LET GRADE II LISTED FORMER BAR AND RESTAURANT

1 MARKET PLACE

Mansfield, Nottinghamshire, NG18 1HU



Key Highlights

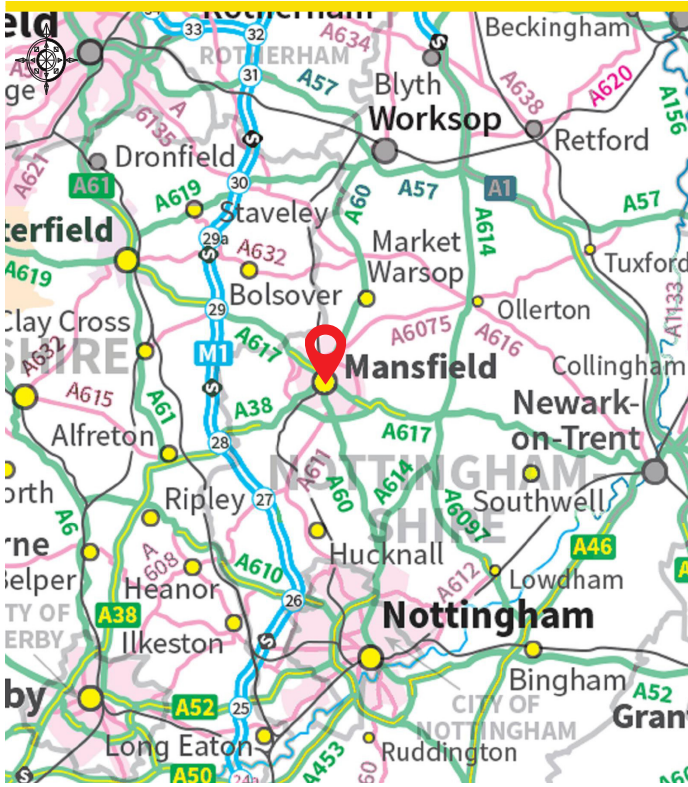
- Grade II Listed Public House
- Fitted bar, kitchen and seating, arranged over ground mezzanine and first floors
- Prominent corner position fronting onto Market Place Square and the Bentinck Monument
- Approximately 2,440 sq ft (266.67 sqm) NIA

SAVILLS NOTTINGHAM
Enfield Chambers, 18 Low Pavement
Nottingham NG1 7DG

+44 (0) 115 934 8050

savills.co.uk

savills



Location

Mansfield is a popular market town located in west Nottinghamshire, approximately 15 miles north of Nottingham, 30 miles southeast of Sheffield and 39 miles west of Lincoln.

The town is well connected by road and rail, positioned approximately 7 miles to the east of J28 of the M1 Motorway, in addition, the Town benefits from good access to both the A60 and A617 ring roads, which in turn, provides direct access to nearby towns. Mansfield benefits from its own railway line providing routes to Nottingham and Worksop along the Robin Hood Line.

Situation

The property occupies a prominent corner position fronting onto Market Place and the Bentinck Monument, benefitting from a return frontage onto Church Street.

The property sits within the prime town centre, surrounded by numerous F&B and retail occupiers, including The White Heart Pub, NatWest, The Swan Pub, Birds Bakery and McDonalds to name but a few.

Description

The property comprises an iconic Grade II listed former bar and restaurant premises, built circa 1908, designed by Vallance & Westwick, in the French neo-renaissance style.

Internally, the property is configured to provide open plan accommodation with seating, a fitted bar and W/C

facilities to the ground floor, with an additional bar and seating to the mezzanine first floor. In addition, there is also a fitted kitchen to the first floor, accessed to the rear of the bar.

Accommodation

We have calculated the net internal area based on the floor plans provided and are for guidance purposes only.

FLOOR AREA	SQ FT	SQ M
Ground Floor	1,331	123.65
Mezzanine	773	71.81
First Floor (Kitchen)	336	31.21
Total	2,440	266.67

Terms

The property is available on flexible lease terms.

Rent

Offers are invited in excess of £18,000 per annum.

Alternatively, the whole building is available at a rent of £25,000 per annum.

Business Rates

- Rateable Value 2023 - £20,000
- Rates Payable 2024/2025 - £9,980 per annum

SAVILLS NOTTINGHAM
Enfield Chambers, 18 Low Pavement
Nottingham NG1 7DG

+44 (0) 115 934 8050

savills.co.uk





EPC

D79

Planning

Permitted use class E/Sui generis including: Restaurants and Cafes/Drinking Establishments/Takeaways.

VAT

VAT is applicable.

Legal Costs

Each party are to bear their own legal costs incurred in this transaction.

Viewing and Further Information

Strictly by prior appointment only with the Sole Agent, Savills.

Contact

Luke Epps

+44 (0) 7811 073 302

luke.epps@savills.com

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Designed and produced by Savills Marketing: 020 7499 8644 | 16.02.2024

savills