



**7 & 7A (St Georges House) King Street,  
Southwell, NG25 0EH**

- A FREEHOLD INVESTMENT PROPERTY IN THE HEART OF THIS RENOWNED HISTORIC MARKET TOWN
- CURRENTLY TRADING AS A BAKERY TO THE FRONT AND ARTISTS STUDIO TO THE REAR, ACCESSED OFF BULL YARD
- CURRENT RENT ON FIRST FLOOR IS £5,200PA, BUT WITH A NEW FIGURE OF £6,000 PROVISIONALLY AGREED
- TO THE FIRST FLOOR THERE ARE THREE PRINCIPAL STUDIO ROOMS, MINSTREL GALLERY, KITCHEN AREA & CLOAKROOM
- GRADE II LISTED AND BELIEVED TO DATE BACK TO THE LATE C18 AND EARLY C19 AND ALTERED MID C20
- RENT TO THE GROUND FLOOR AGREED AT £13,500 PER ANNUM, LEASE GRANTED ON 1ST JULY 2024 TO 30TH JUNE 2033
- BAKERY COMPRISES OUTDOOR SEATING AREA, FRONT SALES, CENTRAL PREPARATION ROOM, KITCHEN & CLOAKS TO THE REAR
- IN ADDITION TO A REGULAR RETURN ON YOUR MONEY, YOU ARE ACQUIRING PROPERTY IN AN EXCEPTIONAL LOCATION

**£500,000**

## VIEWING

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@davidblount.co.uk](mailto:sales@davidblount.co.uk)

## DIRECTIONS

From Mansfield, proceed on to the Rainworth bypass and at the roundabout take the turning onto the A617 (Kirklington Road). After approximately 5 miles turn right onto Southwell Road. At the roundabout, continue straight to stay on Lower Kirklington Road. Turn right onto Burgage and then slight right onto King Street. The property is on the right hand side.

## ACCOMMODATION COMPRISES

### GROUND FLOOR BAKERY

with tiled forecourt.

### FRONT SALES

17'9" increasing to 23'5" x 14' (approxixtely) (5.41m increasing to 7.14m x 4.27m (approxixtely))

### MIDDLE PREPARATION ROOM

14' x 8'6" (4.27m x 2.59m)

### REAR KITCHEN

12'5" x 12'2" (3.78m x 3.71m)

This overall measurement also includes a cloakroom area with WC and wash hand basin.

### PLEASE NOTE

we haven't included any fixtures and fittings, as these remain under the ownership of the current tenant.

### FIRST FLOOR

This accessed via Bull Yard, immediately to the left of the building, which is also a walkway through to Queen Street.

### ENTRANCE AREA

17'9" x 12'6" (5.41m x 3.81m)

More of the period features are evident in this part of the building, including the latch front door and wide staircase (short on individual going, consistent with the time). As you rise to the first floor, original aspects of construction are clearly evident – including vaulted ceilings, exposed trusses and beams, wrought iron work, areas of wattle and daub and low beams! Please watch your head!

### STUDIO ONE

12'5" x 12' & 7'8" x 6'1" (3.78m x 3.66m & 2.34m x 1.85m)

From here stairs lead to the following:

### KITCHEN & CLOAKROOM

12'6" x 12'2" (3.81m x 3.71m)

With sink unit and cloaks area having WC and wash hand basin. Access to a minstrel gallery.



## **STUDIO TWO**

**20'3 x 12'8 (6.17m x 3.86m)**

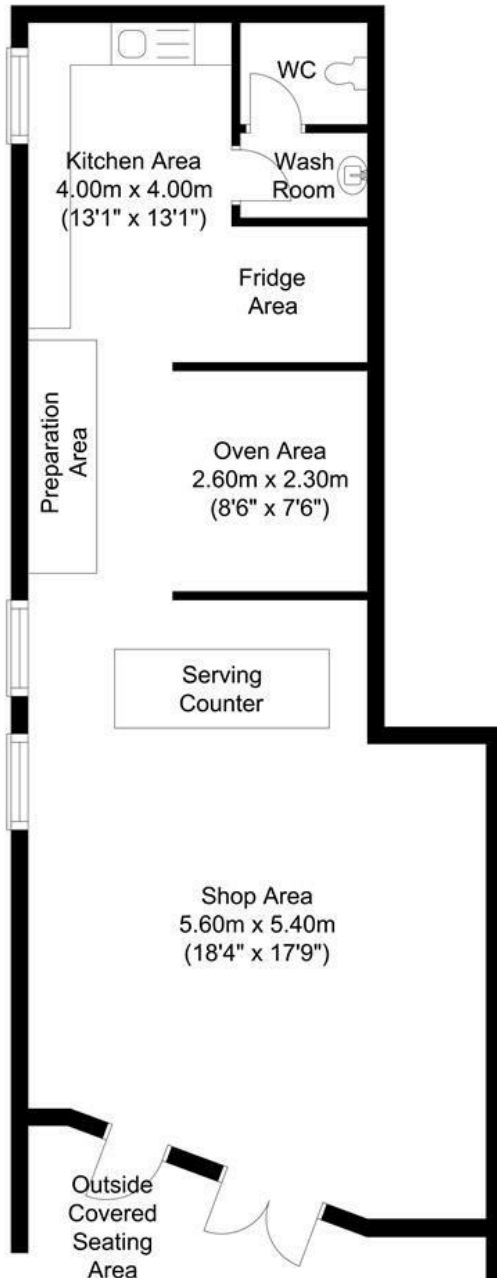
Four steps to the far end, with wrought iron balustrade, lead to:

## **STUDIO THREE**

**19'9 x 12'3 (6.02m x 3.73m)**

Enjoying double aspect to the front elevation.

The current rateable value for 7 King Street is £9,200 per annum, effective from the 1st April 2023.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	