



**3 Pecks Hill,  
Mansfield, Nottinghamshire NG18 2NS**

- BUSINESS FOR SALE, WHICH INCLUDES A LEASE ASSIGNMENT (SUBJECT TO APPROVAL)
- BUILT UP BY OUR CLIENT OVER THE LAST EIGHT YEARS, BUT WITH POTENTIAL FOR CONSIDERABLE EXPANSION
- CURRENT TURNOVER, FROM COUNTER SALES ONLY, IS IN THE REGION OF £500 PER WEEK (30 HOURS APPROX)
- WITHIN THE SALE PRICE ALL FIXTURES & FITTINGS AS LISTED ARE TO BE INCLUDED, PLUS GOODWILL
- SANDWICH BAR & COFFEE SHOP IN A PROMINENT PARADE, ON THE OUTSKIRTS OF THE TOWN
- PERSONAL CIRCUMSTANCES MEAN, SADLY, OUR CLIENT IS NOW LOOKING TO SELL THE BUSINESS
- THERE ARE NO HOME OR BUSINESS DELIVERES AT PRESENT, ALTHOUGH THERE HAVE BEEN PREVIOUSLY

**£30,000**

## VIEWING:

As the business is still trading, viewing is strictly by appointment through Temple Estates on 01623 422777 or, email, sales@temple-estates.co.uk

## DIRECTIONS:

from Mansfield proceed onto Ratcliffe Gate, turning left at the traffic lights onto Newgate Lane. At the small traffic island, fork left onto Pecks Hill. The parade on shops is at the top of here, on the left hand side.

## PROPERTY COMPRISES

### SALES AREA

**15'8 x 14' (4.78m x 4.27m)**

including fitted counter and refrigerated units, tables and chairs and counter stools. Large freestanding drinks fridge, coffee machine, stainless steel sink unit and single drainer, work top and base unit. Radiator.

### INNER LOBBY

with recessed storage area.

### KITCHEN/PREPARATION AREA

**22'4 x 9'9 (6.81m x 2.97m)**

stainless steel preparation area, commercial, twin stainless steel sink units and single drainer, five burner range cooker, freestanding upright fridge/freezer and chest freezer. Fitted work top, base unit and wall mounted combination boiler.

### REAR ENTRANCE AREA

### CLOAKROOM

with wc and wash basin.

### STORAGE ROOM/OFFICE including potential shower area

**9'8 x 8'8 (2.95m x 2.64m)**

work on a shower area had been previously started but not completed.

THE PREMISES HAVE USE OF A DETACHED GARAGE AND CAR POR.

THE BUILDING IS CURRENTLY EXEMPT FROM BUSINESS RATES.

WE BELIEVE THE CURRENT RENT IS £9,000 PER ANNUM, BUT WE AWAIT A COPY OF THE COMMERCIAL LEASE

### MONEY LAUNDERING

under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA/25.09.2024





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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

