



**117 Sutton Road,
Mansfield, Nottinghamshire NG18 5EX**

- A SUPERB BUSINESS OPPORTUNITY TO EXPAND AN EXISTING COMMUNITY PUBLIC HOUSE
- ALTERNATIVELY, PROSPECTIVE BUYERS MAY HAVE OTHER IDEAS FOR POTENTIAL USE OF THE PREMISES
- COVERED SMOKING AREA AND LARGE OUTSIDE TIMER FRAMED BAR AND ADDITIONAL DECKING WITH SEATING
- FIRST FLOOR COMPRISING OF LANDING, LOUNGE, FITTED BREAKFAST KITCHEN, TWO BEDROOMS AND BATHROOM
- PROMINENT MAIN ROAD LOCATION, CLOSE TO A BUSY TRAFFIC LIGHT JUNCTION, LEADING DIRECTLY INTO THE TOWN
- CURRENTLY OPERATING ON REDUCED HOURS, OPENING THURSDAY – MONDAY INCLUSIVE
- SIDE ENTRANCE, MAIN BAR, GAMES ROOM AND REAR ENTRANCE LEADING TO LADIES AND GENTLEMEN'S TOILET
- FRONT FORECOURT, DRIVEWAY WITH CAR PORT AND DETACHED GARAGE BLOCK TO THE REAR OF THE PROPERTY
- THERE IS A LARGE ATTIC SPACE TO THE SECOND FLOOR, WHICH COULD BE UTILISED, SUBJECT TO APPROVAL
- PLEASE NOTE – WE HAVE NOT INCLUDED A VALUATION FOR THE BUSINESS WITHIN OUR ASKING PRICE

Offers Over £340,000

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

From the bottom of Stockwell Gate, proceed onto Sutton Road and, immediately after the traffic light junction with Skegby Lane, the property can be found on the left-hand side.

ACCOMMODATION COMPRISES

SIDE ENTRANCE

UPVC door, radiator, light sensor and inner fire door. As you enter through this door, the bar is immediately facing you. The main room is then to the left and the games room to the right, all open plan though.

MAIN BAR

25'0 x 14'5 into bay, increasing to 17'7 and then 22'3 (7.62m x 4.39m into bay, increasing to 5.36m and then 6.78m) Two double glazed large windows to the front aspect, two additional side windows, radiator, fitted bench seating and Victorian style fireplace with marble insert and living flame electric fire.

GAMES ROOM

24'9 x 16'8, narrowing to 15'1 (7.54m x 5.08m narrowing to 4.60m)

The focal point being the inset log burner, with flagstone hearth. Fitted bench seating, air conditioning unit, UPVC square bay to the rear and radiator.

REAR ENTRANCE AREA

With UPVC back door and, also providing access to the toilets.

GENTS

With single cubicle, urinal tray, wash hand basin, hand dryer and radiator.

LADIES

Two separate cubicles and counter-top wash hand basin. Hand dryer and radiator.

OUTSIDE

There is a covered, block paved smoking 'den' and, beyond this, a large unexpected outside bar and seating area.

FIRST FLOOR

LANDING

Radiator. Bi-fold wooden loft ladder, providing access to the following, which we feel could be further utilised, subject to any required planning and or building regulations:

ATTIC ROOM

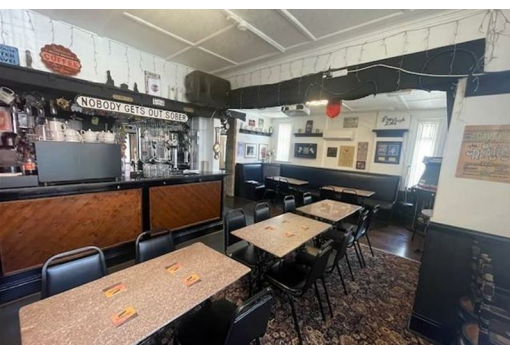
19'6 x 10'7 (5.94m x 3.23m)

Fully plastered and lined, having light and power, double glazed sky light and access to eaves space and built in storage.

LOUNGE

14'4 x 12'9 (4.37m x 3.89m)

Tiled fireplace, radiator, laminate flooring and UPVC front elevation.



BREAKFAST KITCHEN

15'0 x 11'5 (4.57m x 3.48m)

Fitted with a range of shaker style base and eye level units, butchers block work tops and Belfast sink unit. Space for a range cooker, with fitted cooker hood above. Cupboard housing the combination boiler. Tiled flooring, UPVC side window and UPVC door leading to the terrace/balcony.

BEDROOM ONE

15'1 including wardrobes x 12'9 including wardrobes (4.60m including wardrobes x 3.66m including wardrobes) Including a range of built in wardrobes. Ornamental fireplace, radiator and UPVC double glazed rear aspect.

BEDROOM TWO

12'0 x 12'0 (3.66m x 3.66m)

Ornamental fireplace, UPVC double glazed front elevation and radiator.

BATHROOM

Comprising corner jacuzzi bath with electric shower over and both wash hand basin and WC within vanity unit. Mermaid panelling to the walls, upright radiator and UPVC obscure glaze.

OUTSIDE

There is an open forecourt to the property and DRIVEWAY to the side with CAR PORT. This in turn provides access to the DETACHED GARAGING at the rear of the premises, which again, could have alternative uses (subject to approval).

OUTSIDE BAR

CAR PORT

SMOKING AREA

N.B.

We have not included fixtures and fittings, apart from those specifically mentioned, nor have we based our valuation on turnover. Please note, this purchase may be subject to VAT and you are advised to check with your accountant or similar regarding any liability.

FINANCIAL ADVICE

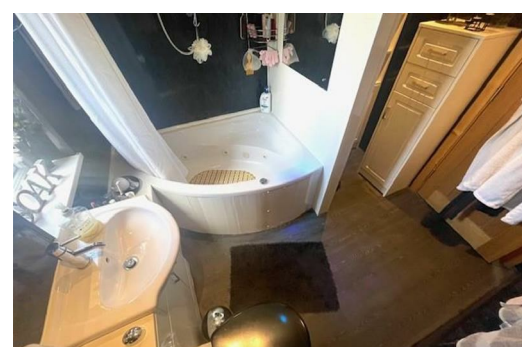
We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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. M



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

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

