



30 Garden Road
Mansfield, Nottinghamshire NG18 5SX
£300,000

- A LARGER THAN EXPECTED, MIXED USE COMMERCIAL PROPERTY
- RECEPTION AREA, STUDIO AND GROUND FLOOR SHOWER ROOM
- STAFF ACCOMMODATION/FACILITIES ABOVE THE WORKSHOP
- ADDITIONAL DETACHED GARAGING AND WORKSHOP/STORAGE SPACE WITH ROLLER DOOR
- RAISED, TERRACE GARDEN/BALCONY WITH ARTIFICIAL LAWN
- SUITABLE FOR SINGLE OCCUPANCY OR POTENTIAL TO SPLIT INTO UNITS
- LARGE WORKSHOP AND CONNECTING OFFICE LEADING TO TANDEM GARAGE
- TANDEM LENGTH COMMERCIAL GARAGE WITH INSPECTION PIT AND CLOAKROOM
- FULLY ENCLOSED AND SECURED, BLOCK PAVED FORECOURT FOR SEVERAL VEHICLES
- EXCELLENT LOCATION ON THE OUTSKIRTS OF THE TOWN, SUITABLE FOR VARIOUS USES

VIEWING:

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

DIRECTIONS:

From Albert Street, turn right onto St. Peter's Way. Turn right at the end of here onto Portland Street and then left onto Peacock Street. Turn left onto Radford Road and Garden Road is at the end of here.

AREA ONE

RECEPTION/OFFICE

17'6 x 11'9 (5.33m x 3.58m)

UPVC double glazed entrance doors with roller shutter. Wall mounted combination boiler, tiled flooring, radiator and half tiling to the walls.



STUDIO

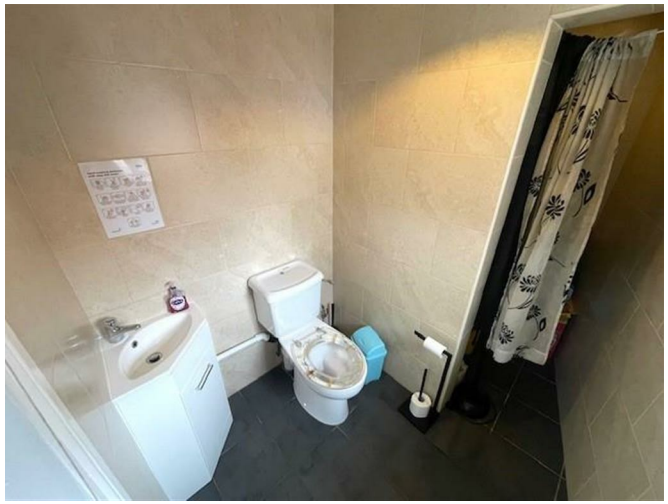
16'4 x 12'4 approx and 9'1 x 8'1 approx (4.98m approx 3.76m approx and 9'1 x 8'1 approx (2.77m x 2.46m approx)

Currently used as a tattoo studio but could suit similar occupations. Tiled flooring and a combination of fluorescent lighting and downlighters. Radiator.



SHOWER ROOM

Comprising WC and corner basin. Beyond this is a shower area. Full tiling to the walls, tiling to the floor, radiator and double-glazed aspect.



AREA TWO

This can be accessed via an internal door off the studio or double-glazed doors from the courtyard.

WORKSHOP

24'6 x 12'6 (7.47m x 3.81m)

Previously mentioned UPVC double glazed doors leading to outside and UPVC window. Two consumer units and electric meter. Stairs leading to the first floor:



STAFF ACCOMMODATION/FACILITIES

18'3 approx increasing to 22'3 x 12'9 (5.56m approx increasing to 6.78m x 3.89m)

Providing a sitting area with radiator and UPVC French doors leading out to the balcony/terrace garden with artificial lawn. The kitchenette has base and eye level units, work tops and stainless-steel sink unit and single drainer. Built in electric oven and separate hob.



BATHROOM

Comprising panelled bath, separate shower cubicle, wash hand basin and WC. Full tiling to the walls, tiled flooring, radiator and UPVC window.



BEDROOM

12'8 x 9'9 (3.86m x 2.97m)

Radiator, downlighters and UPVC window.



AREA THREE

An internal door from the workshop provides access to the following but, again, it can be accessed directly from outside.

GARAGE OFFICE

13'3 x 10'6 (4.04m x 3.20m)

UPVC double glazed doors to outside,

downlighters and upright radiator. Inner door through to the garaging.



GARAGE

28'9 to cloakroom x 22' max, narrowing to 6'4 (8.76m to cloakroom x 6.71m max, narrowing to 1.93m)

UPVC double doors to the front. Inspection pit, two radiators and ample lighting and power supply. Consumer unit.



CLOAKROOM

WC, wash hand basin, full tiling to the walls, tiled flooring upright radiator.

AREA FOUR

Double gates lead to the first of the fully enclosed courtyards, this one then providing access to the studio and the following garage:

DETACHED GARAGE & STORAGE

24'6 overall width x 19' maximum, narrowing to a point (7.47m overall width x 5.79m maximum, narrowing to a point)

Having electric roller door.

A larger, separate block paved hardstanding area is accessed via another pair of gates. This is turn leads to the space mentioned in area three.



The property is listed twice for business rates.
 Studio at 30 Garden Road, Mansfield, NG18 5SX
 and has a rateable value of £3,250.00.
 Store at 30 Garden Road, Mansfield, NG18 5SX
 and has a rateable value of £4,850.00.

FINANCIAL ADVICE

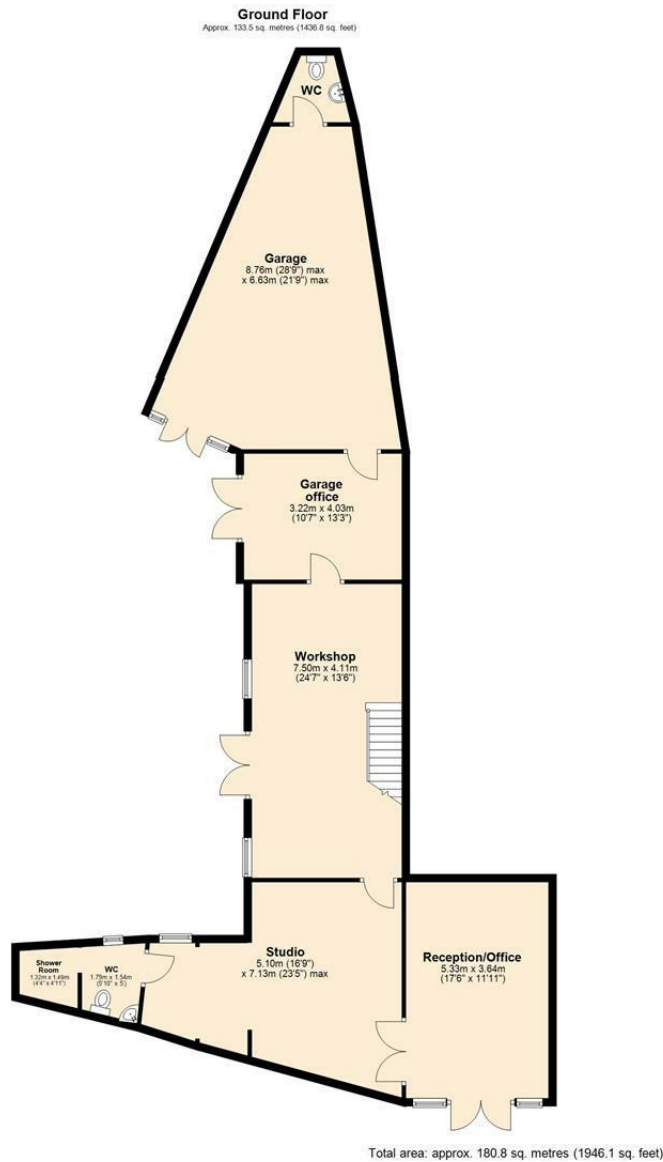
We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

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. MA5831/25.9.2025



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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		

