



Freehold Offices For Sale, 25 Brunt Street,
Mansfield, Nottinghamshire, NG18 1AX

£185,000

Tel: 01636 611811

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Well Maintained Offices For Sale Freehold
- Office Space 151 sq.m (1630 sq.ft)
- Storage 60 sq.m (645 sq.ft) plus Cellar
- Prominent Arterial Road Location
- Permit Parking & Car Parks Close By
- Practical & Adaptable Office Layout
- Enclosed Rear Yard & Separate Access
- Gas Fired Central Heating
- UVPC Double Glazed Windows Throughout
- Immediate Availability

The ground floor provides an open plan reception and office accommodation, three rear offices, staff kitchen, lobby and toilets. There is access to a cellar providing good storage with electric heaters. The first floor provides two front offices, box room storage space, storeroom, rear office, office/store and general office.

Outside there is an enclosed rear yard with bin storage and separate pedestrian access to the frontage.

Mansfield is an important centre in the East Midlands, and the second largest settlement in Nottinghamshire. The population is circa 110,000 with wider catchment areas. The leading business and commerce sectors are wholesale and retail trade, construction and administration services.

There are close links to the M1 and A1, excellent bus and rail links. Train services to Nottingham provide journey times of approximately 40 minutes.

The property is substantially built circa 1910, a double fronted two story premises of brick construction under a slate roof. A two storey extension built during the 1980's is constructed of cavity brick elevations under a flat roof. There is a detached storeroom constructed in the rear yard area.

The following accommodation is provided:

GROUND FLOOR

RECEPTION OFFICE

17'2 x 14'8 (5.23m x 4.47m)
Two double panelled radiators, laminate floor, fluorescent lighting and stairs to the first floor.

OPEN PLAN OFFICE

21'6 x 11'2 (6.55m x 3.40m)
With double panelled radiator, fluorescent lighting.

KITCHEN

7'8 x 5'8 (2.34m x 1.73m)
Wall cupboards, base units, working surfaces and a stainless steel sink unit. Integrated electric hob and electric oven.

LOBBY

TOILET

With close coupled WC, basin and the gas fired central heating boiler.

OFFICE

17'3 x 10' (5.26m x 3.05m)
(Excluding the bay window)

Fluorescent light and radiator.

OFFICE

9'10 x 9'3 (3.00m x 2.82m)
Part internal glazed partition, fluorescent light, radiator.

OFFICE

13'5 x 9'3 + 9'8 x 3'6 (4.09m x 2.82m + 2.95m x 1.07m)
Window in the rear elevation, panelled wall, double panelled radiator.

LOBBY

With door to the cellar.

TOILET

With low suite WC and corner basin.

CELLAR

FIRST FLOOR

LANDING

With radiator.

FRONT OFFICE

12'4 x 11'4 (3.76m x 3.45m)
With double panelled radiator.

FRONT OFFICE

17'8 x 9'11 (5.38m x 3.02m)
Period fireplace, fluorescent lighting, radiator.

BOX ROOM

With access to roof storage space.

STORE

9'9 x 8'2 (2.97m x 2.49m)
With double panelled radiator.

REAR OFFICE

13' x 12'1 (3.96m x 3.68m)
With double panelled radiator.

OFFICE/STORE

10'2 x 9'6 (3.10m x 2.90m)
(No natural light).

Radiator.

OFFICE

17'4 x 11' (5.28m x 3.35m)
Fluorescent lighting, double panelled radiator.

OUTSIDE

Enclose rear yard with gravelled area.

Detached storeroom of brick built construction under a tiled roof.

Pedestrian access by right of way to Brunt Street.

SERVICES

Mains water, electricity, gas and drainage are all connected to the property.

TENURE

The property is freehold.

POSSESSION

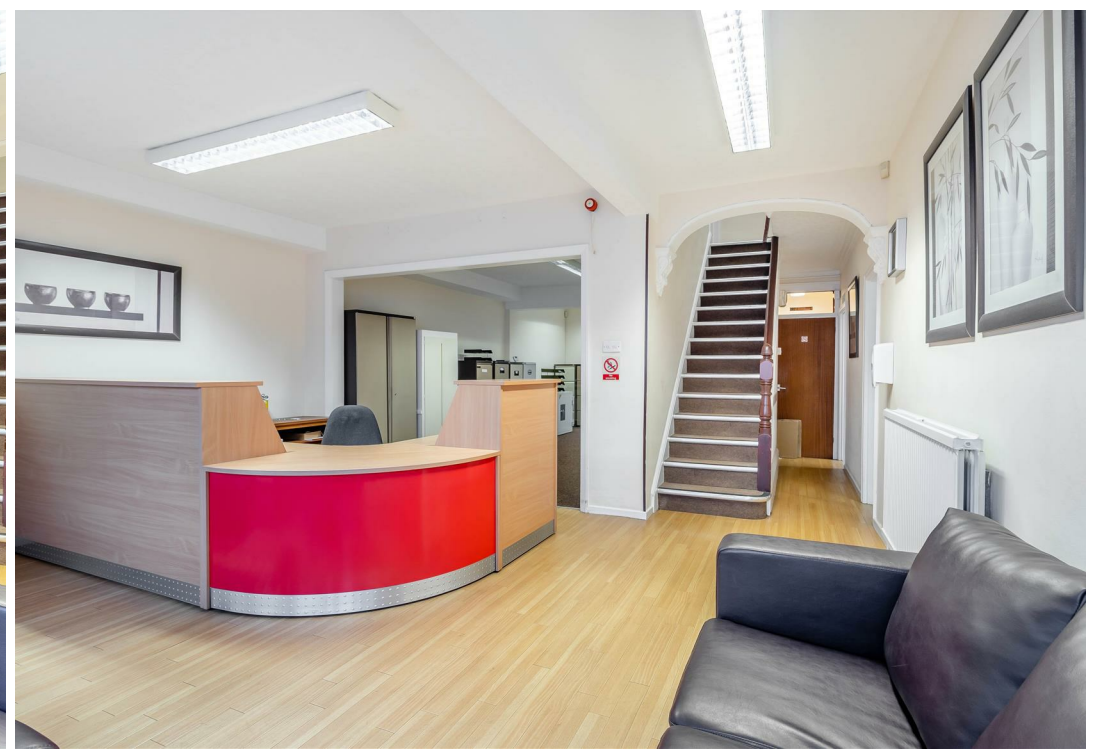
Vacant possession will be given on completion.

VIEWING

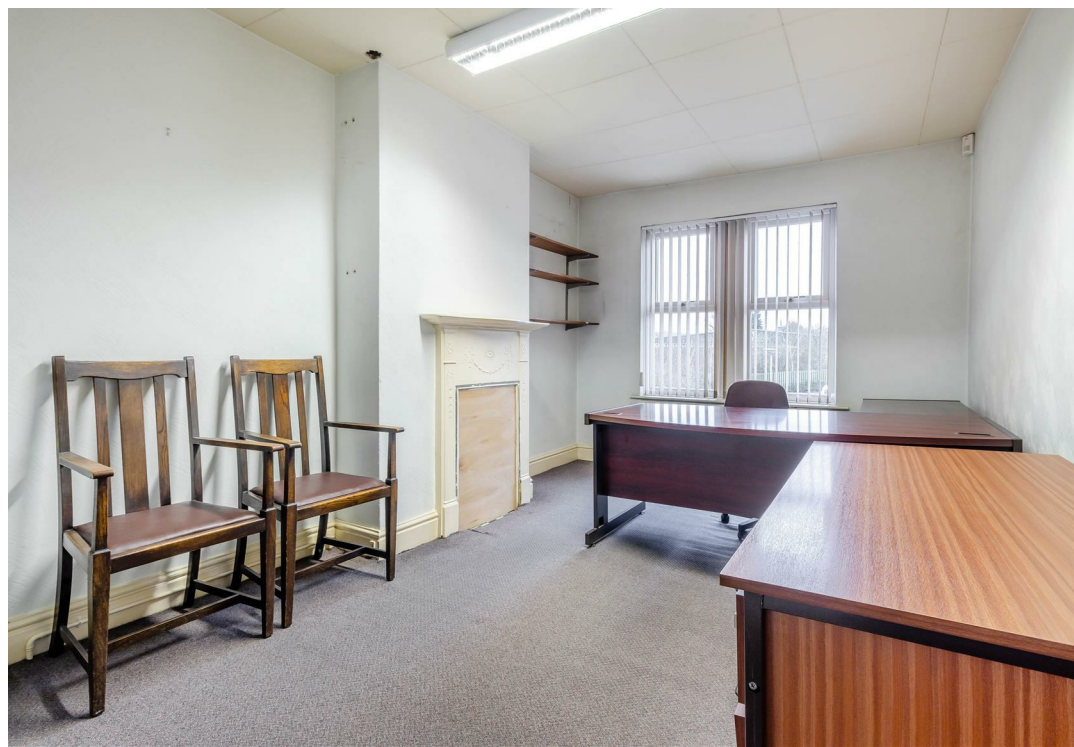
Strictly by appointment with the selling agents.

RATEABLE VALUE

The rateable value of the property assessed 1st April 2023 to date is £9,800.

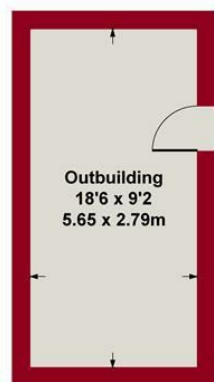




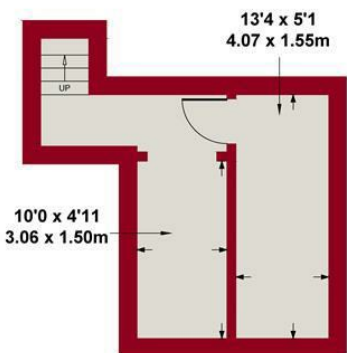




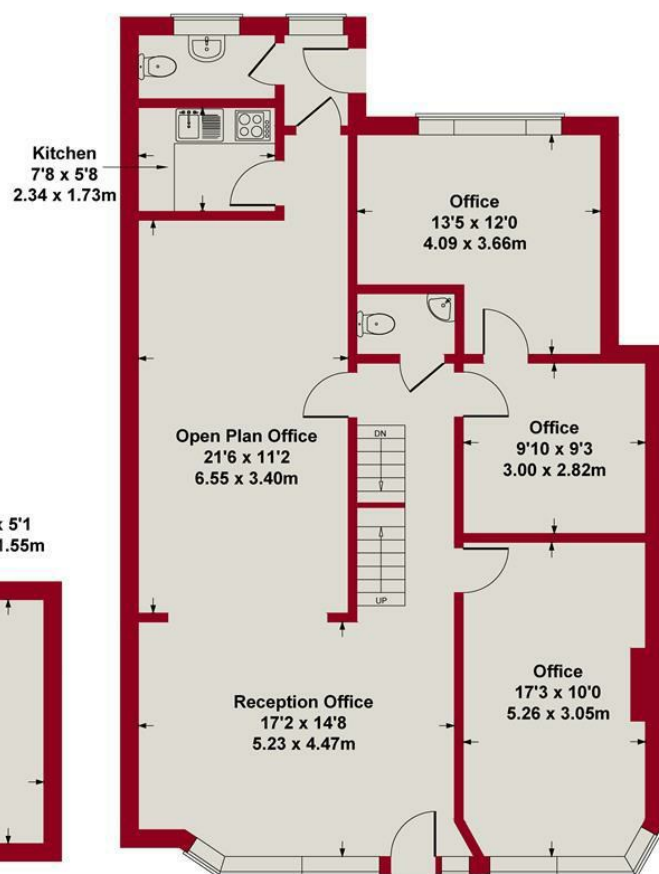




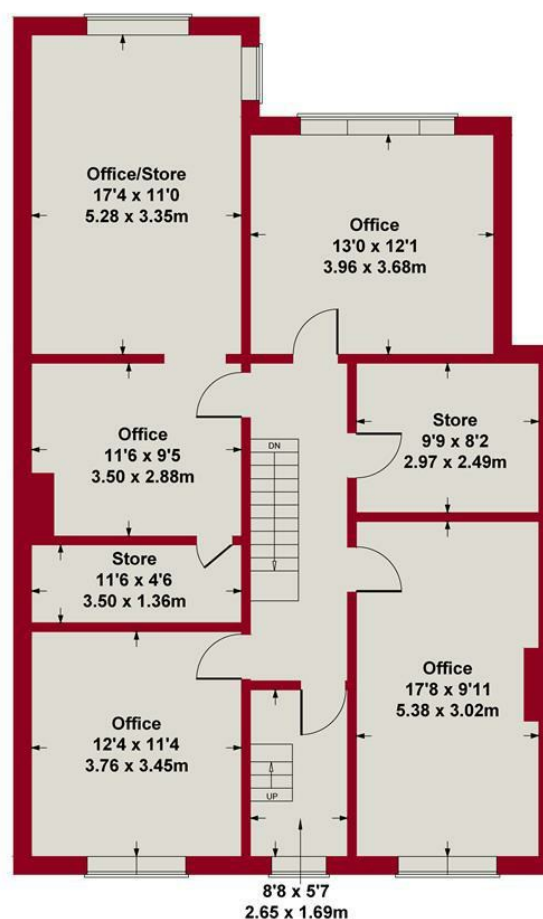
OUTBUILDING



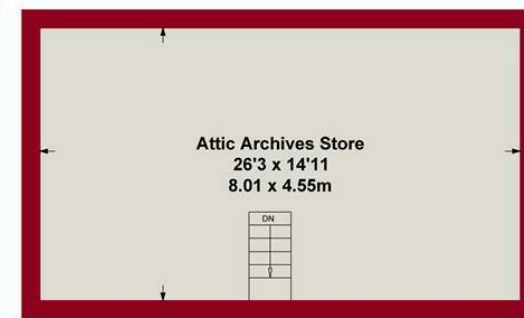
CELLAR



GROUND FLOOR



FIRST FLOOR

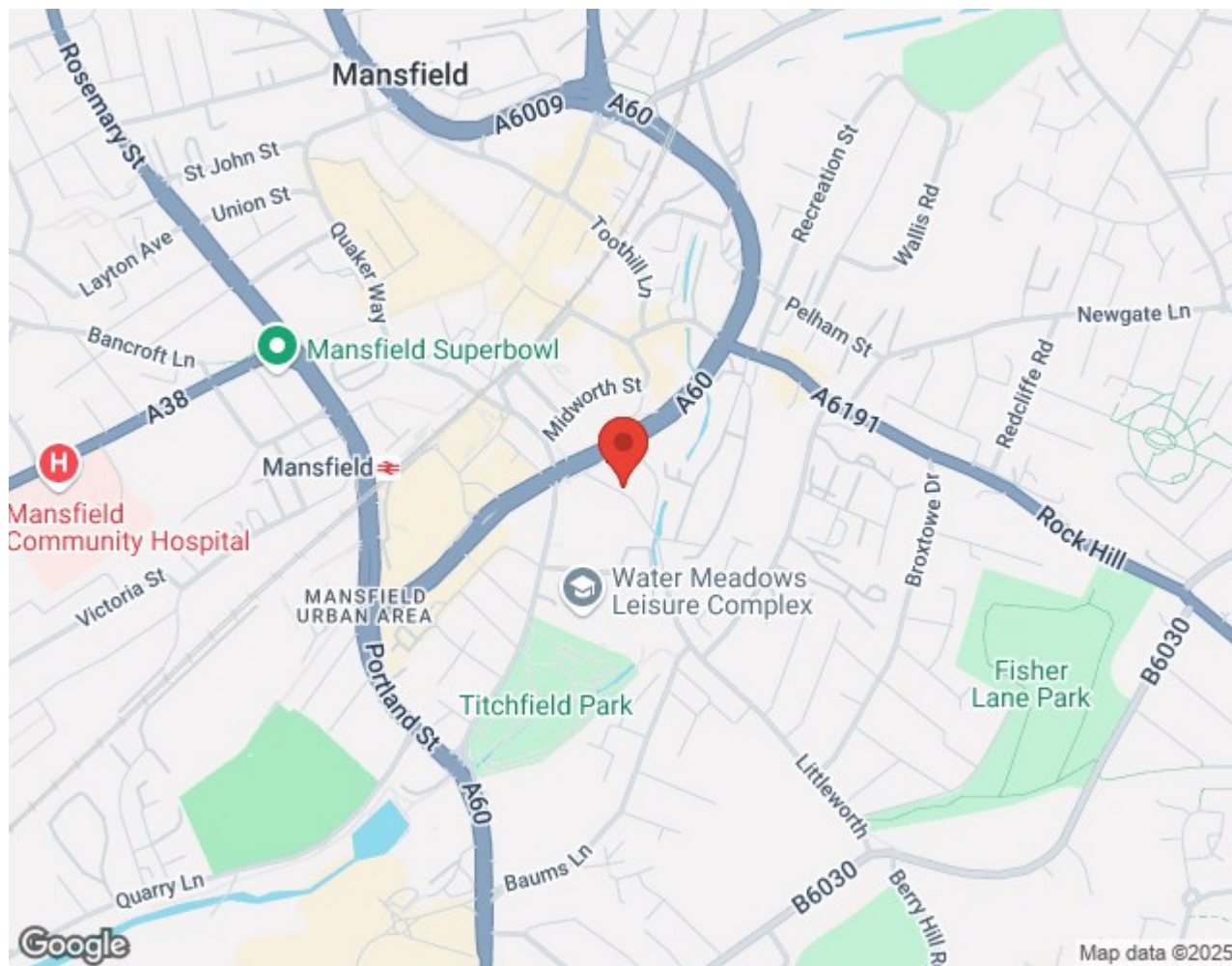


SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

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Thinking of selling? For a FREE no obligation quotation call 01636 611811



RICS



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