



## Market Chambers, Market Place, Mansfield NG18 1JB

**£4,000 Per Annum**

A suite of first floor offices comprising Reception Lobby, Inner Lobby and 3 Offices with electric heating.

The offices have recently been refurbished and re-carpeted and provide Entrance Lobby and three Offices with a total floor area of 69.38 sq.m. (746 sq.ft.)

The premises are situated on the first floor at Market Chambers above Pound Bakery

To let at £4,000

**LOCATION**

The premises occupy a prominent position on the Market Place between Pound Bakery and a fashion shop. Other occupants include a long-standing Gents hairdresser, Hair Clinic and a Recruitment Agency.

The premises are situated between Leeming Street and Regent Street, a short distance from HSBC Bank.

Windows to the front elevation overlook the Market Place.

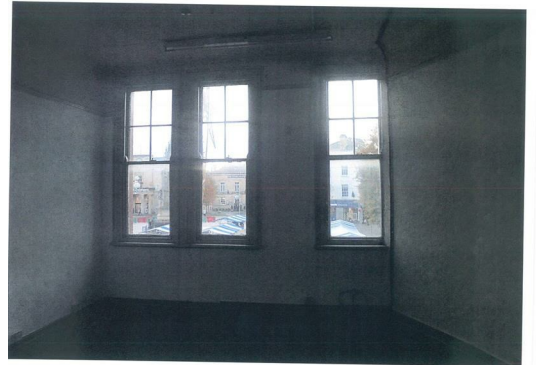
The premises are ideal for someone seeking offices in the centre of the town.

**Accommodation**

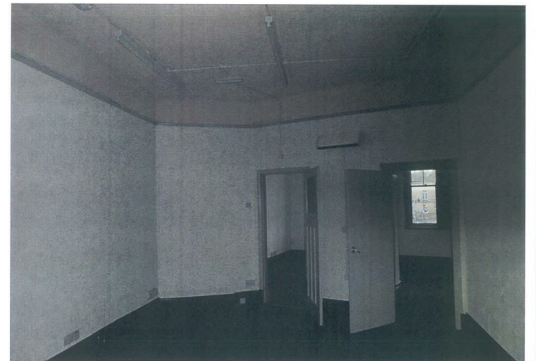
Double doors lead from the Market Place to a wide staircase where there is a landing and a door leading to an Entrance Lobby

**ENTRANCE LOBBY 18'4" x 5'3" (5.6m x 1.62m)****OFFICE 1 14'7" x 15'10" (4.47m x 4.83m)**

with 2 fluorescent lights, electric heater. Door to Office 2

**OFFICE 2 15'7" x 8'11" + 4'11" x 2'7" (4.75m x 2.74m + 1.5m x 0.8m)**

with fluorescent light. Door to Office 3

**OFFICE 3 19'11" x 13'2" (6.08m x 4.03m)**

with electric heater and fluorescent light.

**WC**

Each of the first floor offices have their own WC.

**FLOOR AREA**

The total floor area of the three offices is 69.38 sq.m. (746 sq.ft.)

**LEASE**

The premises are available to let on a length of lease and terms to be negotiated on an internal decorating basis.

**RENTAL**

£4,000 + VAT per annum.

**LOCAL AUTHORITY**

Mansfield District Council.

**RATEABLE VALUE**

We understand that the property has a rateable value from 1 April 2023 of £4,800. Small Business Rate Relief should be available as the rateable value is less than £12,000.

**VIEWING**

By appointment with the Agent.

**DISCLAIMER**

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.

