



**141/141a Newgate Lane, Mansfield NG18 2QD**

**Guide Price £55,000**

**SOLD BY ON LINE AUCTION ON THE 30TH MAY 2024 FOR £92,250**

**Per instructions of Mansfield District Council. Mixed Commercial/Residential premises arranged as ground floor offices with self contained flat on upper floors.**

- Lot 2
- Two bed flat
- Three ground floor offices
- Re-development potential
- Kitchen and disabled W.C facility

**DESCRIPTION AND SITUATION**

An opportunity to purchase mixed Commercial/Residential premises arranged as ground floor offices with self contained flat on upper floors.

The ground floor premises have latterly been used as offices for a Welfare Advice Centre. They are described on the Valuation Office Agency website as property shop and premises. They have potential for a variety of retail use or other uses such as an hairdressers salon etc may have potential to convert into residential use, subject to obtaining all necessary Building Regulation Planning consent.

The upstairs flat is self contained. The property is need of some general upgrading but situated in an area where there is high demand for rented accommodation.

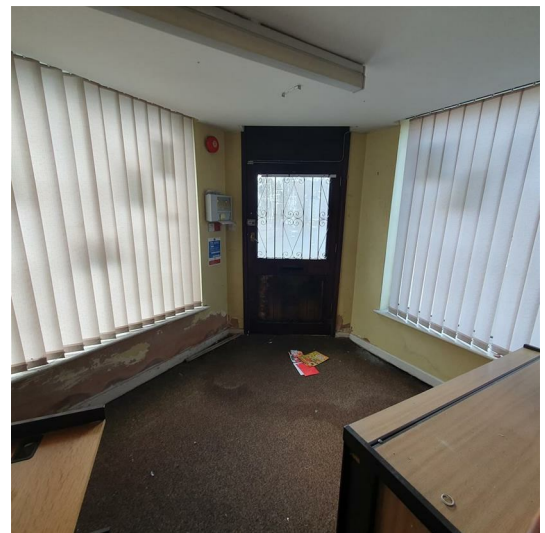
The property is prominently situated on Newgate Lane and lies about 1 mile distant from Mansfield town centre. The premises will be of immediate interest to the speculator, developer or trader occupier.

**ACCOMMODATION**

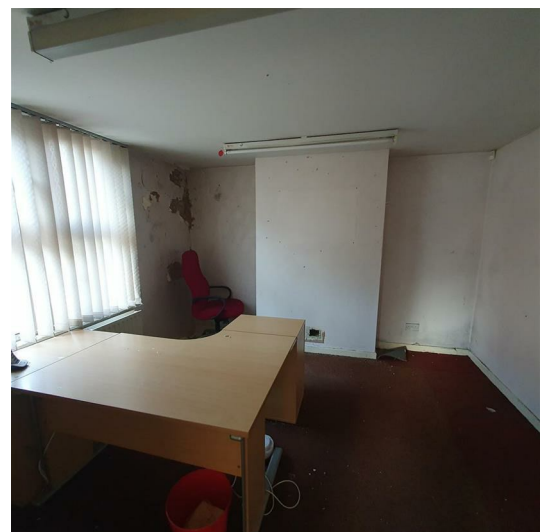
The main accommodation with approximate room sizes may be more fully described as follows:

**141 NEWGATE LANE (GROUND FLOOR)****OFFICE 11'6" 12'4" average (3.52 3.77 average)**

Double glazed windows to two elevations and central heating radiator.

**REAR OFFICE 11'10" x11'5" (3.63 x3.5)**

Double glazed window and central heating radiator.



**RIGHT HAND OFFICE 7'8" x 8'2" average (2.34 x 2.5 average)**

Double glazed window and central heating radiator.

**KITCHEN 11'0" x 11'8" overall (3.36 x 3.57 overall)**

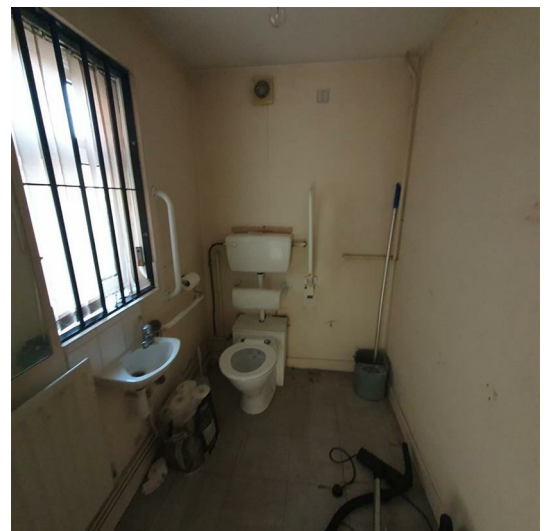
Equipped with stainless steel single drainer sink unit plus central heating radiator.

**REAR ENTRANCE VESTIBULE**

With wall mounted gas boiler and central heating radiator.

**DISABLED W.C FACILITY**

Equipped with low level W.C and wash hand basin plus central heating radiator.



**GROUND FLOOR:****REAR ENTRANCE VESTIBULE**

With staircase giving access to the first floor accommodation.

**FIRST FLOOR:****LANDING**

Central heating radiator and staircase giving access to the second floor accommodation.

**KITCHEN**

In need of upgrading and with central heating boiler.

**LOUNGE**

Double glazed window and central heating radiator.

**FRONT DOUBLE BEDROOM**

Double glazed window and central heating radiator.

**BATHROOM/W.C**

Equipped with a bath, wash hand basin and W.C.

**SECOND FLOOR:****ATTIC BEDROOM****OUTSIDE**

The premises are flush fronted to the pavement. There is a small yard at the back of the property and a dilapidated, two storey outbuilding.

**TENURE**

Freehold. Vacant possession on completion.

**METHOD OF SALE**

The property will be sold by Online Auction (unless sold previously by Private Treaty). Full information regarding the Online Auction process is available on our website [www.wabarnes.co.uk](http://www.wabarnes.co.uk). In order to bid on this Lot interested parties must follow the registration procedures.

Interested parties should note that our On Line Auctions are Traditional Auctions (not to be confused with "Modern Method of Auctioneering"). The fall of the hammer creates a binding contract. There is no reservation fee payable on the part of the buyer.

### GUIDE PRICE

An indication of the seller's current minimum acceptable price at auction. The guide price or a range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual but not always the case that a provisional reserve range is agreed between the seller and auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of auction in the light of interest shown during the marketing period, a guide price is issued. The guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall or as a single figure. The reserve price would not normally be higher than the guide price. A guide price is different to a reserve (see below). Both the guide price and reserve price can be subject to change up to and including the day of the auction.

### RESERVE PRICE

This is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and the auctioneer.

### SERVICES

All main services are available and connected. Drainage is to the main sewer.

### COUNCIL TAX FOR 141a - BAND A

### RATEABLE VALUE

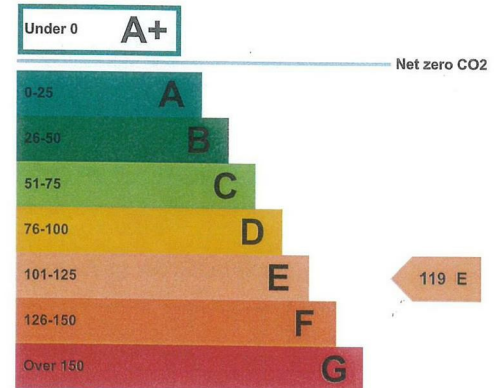
141 Newgate Lane has, according to the Valuation Office Agency website a rateable value of £1,900.

### AGENTS NOTE

Interested parties should be aware that the Sale Contract may require the buyer to be responsible for the costs of sale. Please refer to the Legal Pack for further information.

### GROUND FLOOR EPC

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

**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.

