



**37-39 Church Street, Mansfield NG18 1AF**  
**£16,000 Per Annum**

- Property occupies a prominent position on the corner of Church Street and Bridge Street, a short distance away from the Market Place
- This two storey property has been established as a bar/cafe for a number of years

## LOCATION

The premises are situated on the east side of Church Street close to its junction with Church Side and Bridge Street. Church Street leads to the Market Place which is approximately 300 yards away and is the centre of the thriving town of Mansfield which serves a population of approximately 100,000. The town has an excellent range of shops and schools and has regular bus and train services to Nottingham and Worksop which are some 14 and 13 miles away respectively. There is good road access by the A38 and A617 to Junction 28 and 29 of the M1 motorway which is approximately 8 miles away respectively.

## DESCRIPTION

The subject property comprises a late bar/café which was established approximately 8 years ago. There is a ground floor entrance to reception and a small front bar, main bar and disabled w.c. whilst at first floor there is a first floor mezzanine kitchen to the rear and a further first floor comprising landing, champagne bar, store room, ladies and gents w.c.'s. To the left of the yard which is used for seating. The premises are substantially built of brick and slate and were built in 1937 and converted from two shops. The premises occupy a prominent position close to Shacklocks Solicitors, The Craft Shop and opposite St Peters Church and The Old Ram public house.

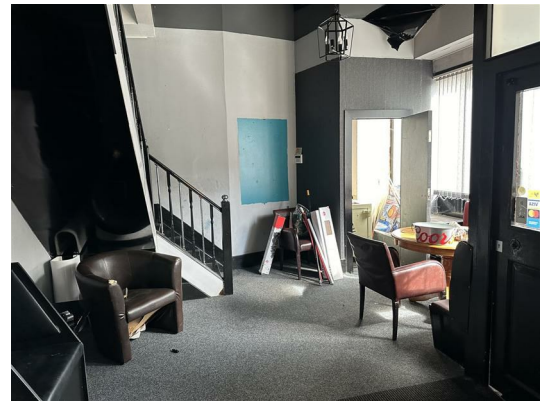
## ACCOMMODATION

The accommodation consists of the following:

Security gate to an entrance lobby with door to:

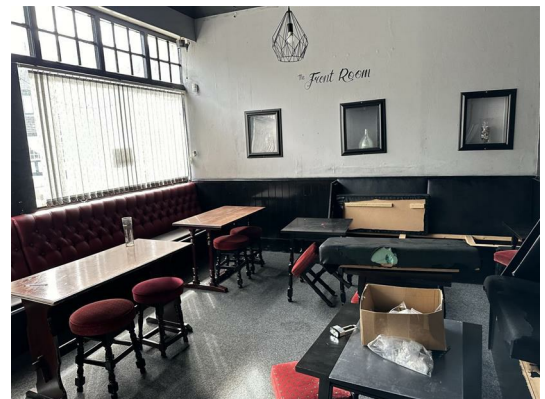
### RECEPTION 15'0" x 15'1" (4.58m x 4.62m)

With display window, fitted seating, stairs to first floor, tiled floor and store cupboard with Dudley safe



### FRONT BAR 16'8" x 14'3" (5.09m x 4.36m)

With display window, fitted bench seating and 2 sofas





**MAIN BAR 36'4" x 29'0" + 8'0" x 8'2" (11.08m x 8.84m + 2.46m x 2.5m)**

With bench seating, large bar with bar backs, stainless steel sink unit and wash handbasin



**DISABLED W.C.**

With low level w.c., wash handbasin and tiled floor

**STAIRS TO FIRST FLOOR**

Leading to Kitchen

**KITCHEN 14'0" x 8'10" minimum (4.27m x 2.7m minimum)**

With stainless steel sink unit (h&c), fitted worktops, extractor hood, fitted cooker and wash handbasin

**SEPARATE STAIRCASE FROM RECEPTION AREA**

Which leads to:

**LANDING**

**OFFICE/CHAMPAGNE BAR 20'8" x 11'1" (6.31m x 3.38m)**

With fitted desk, fireplace, stainless steel sink unit (h&c) and store cupboard

**GENTS W.C.**

With 3 urinals, low level w.c., 2 vanity units (h&c) and tiled floor

**LADIES W.C.**

With 3 low level w.c.'s, 2 vanity units (h&c), part tiled walls and tiled floor

**OUTSIDE**

There is a security gate on the left hand side of the building which leads to a small yard with ample room for outside seating

**SERVICES**

Mains water, electricity and drainage are connected to the property but no tests have been undertaken to any of these installations

**LOCAL AUTHORITY**

Mansfield District Council

**RATING ASSESSMENT**

The property has a rateable value of £10,000 which means that Small Business Rate Relief should be available and no rates are payable as the rateable value is less than £12,000

**VIEWING**

By appointment through 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.

This property's energy rating is:

