



## The Stanhope Centre, Rock Valley, Mansfield, NG18 2HE

A detached, two-storey office/community facility with car parking.

Gross Internal Area (GIA) 2,530 sq. ft. / 235.11 sqm. or thereabouts.

Suitable for a variety of uses, subject to obtaining the necessary planning consent.

Available freehold, with vacant possession.

### GUIDE PRICE - £275,000

(two hundred and seventy-five thousand pounds)

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## LOCATION

The property is situated adjacent to the A6009 St. Peters Way, and accessed off Rock Valley within Mansfield town centre.



## DESCRIPTION

The Stanhope Centre is situated in an elevated position to the rear of Bridge Street Methodist Church, and is self-contained, with secure car park. The building is two-storey, of course-stone construction under a pitched slate tiled roof.

The building provides well-appointed office/community meeting space, which is principally of a cellar design, with WC facilities, including accessible at both ground and first floor levels, and has the benefit of a platform lift, and is DDA compliant.

Externally, The Stanhope has its own car park, which has secure gated access off Rock Valley. There is a former outdoor playing area, which subject to planning would be suitable for extension of the car park.

## FLOOR AREAS

### Ground Floor

Reception Office	95 sq. ft. / 8.78 sqm.
Kitchen	91 sq. ft. / 8.48 sqm.
Function Room	652 sq. ft. / 60.55 sqm.
Ancillary Accommodation (including WCs, lobby, internal staircase, and platform lift)	427 sq. ft. / 39.67 sqm.

### First Floor

Three Offices	354 sq. ft. / 32.93 sqm.
Kitchen	100 sq. ft. / 9.29 sqm.
Storeroom	50 sq. ft. / 4.64 sqm.
Meeting Room	394 sq. ft. / 36.61 sqm.
Ancillary Space (including corridor and WCs)	367 sq. ft. / 34 sqm.

### TOTAL GIA

(or thereabouts)

2,530 sq. ft. / 235.11 sqm.





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## SERVICES

It is understood that mains gas, electricity, water, and drainage are all connected to the property. No tests have been undertaken, and no warranties are given or implied.



## PLANNING

Falling within Use Class E, commercial business and service use, as defined by the Town and Country Planning (Use Classes) Order 1987, (Amended) (England) Regulations 2020.

The property falls within the Bridge Street Conservation Area.

Subject to planning, we believe the property offers potential for alternative uses, and would recommend all interested parties make their own enquiries with the local planning authority, Mansfield District Council.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned.

## TENURE

Freehold, with vacant possession upon completion.

## GUIDE PRICE

£275,000 (two hundred and seventy-five thousand pounds).

## VIEWINGS

Strictly by prior appointment with the sole agents: -  
Gadsby Nichols

Tel: 01332 290390

Email: [andrewnichols@gadsbynichols.co.uk](mailto:andrewnichols@gadsbynichols.co.uk)

## OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful applicant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references.

## SUBJECT TO CONTRACT





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