GADSBY NICHOLS



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)

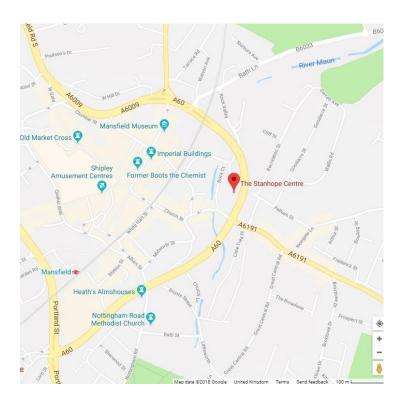




The Stanhope Centre, Rock Valley, Mansfield, NG18 2HE

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 selfcontained, with secure car park. The building is two-storey, of course-stone construction under a pitched slate tileclad 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 427 sq. ft. / 39.67 sqm.

(including WCs, lobby, internal staircase, and platform lift)

 First Floor

 Three Offices
 354 sq. ft. / 32.93 sqm.

 Kitchen
 100 sq. ft. / 9.29 sqm.

 Storeroom
 50 sq. ft. / 4.64 sqm.

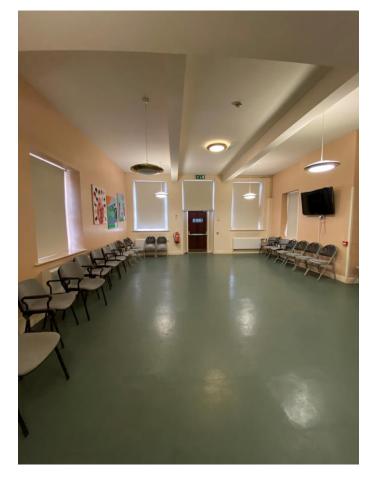
Meeting Room 394 sq. ft. / 36.61 sqm.

367 sq. ft. / 34 sqm.

(including corridor and WCs)

Ancillary Space

TOTAL GIA 2,530 sq. ft. / 235.11 sqm. (or thereabouts)



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

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

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



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





G317 Printed by Ravensworth 0870 112 5306

Property Misdescriptions Act 1991 and Misrepresentation Clause: Gadsby Nichols give notice to anyone who may read these particulars as follows: 1. In hese particulars are prepared for the guidance only of prospective purchasers/lessees.
2. The information contained or referred to herein (whether in text, plans or photographs) is given in good faith but should not be relied upon as being as a statement, representation or fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise or that any services or facilities are in good working order. 4. Photographs appearing in these particulars show only certain parts of the property at the time when the photographs were taken, and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumption should be made in respect of parts of the property that are not shown in the photographs. 5. In the areas, measurements or distances referred to herein are approximate and given for guidance purposes only, 6. Where there is reference in the particulars to the fact that atterations have been carried out or that a particular use is made of any part of the property, this is not intended to be a statement of any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser or lessee. 7. Plans are based upon the Orfanance Survey may with the sanction of the Control of Stationary Office Crown Copyright. 8. Any information provided on tenure, vacancies or tenancies or tena