

TO LET £23,000 Plus VAT Per Annum

First Floor, 168 Mansfield Road, Clipstone Village, Mansfield,
NG21 9AA



- Leisure Premises
- First Floor
- Suitable For Variety Of Uses (STP)
- Good Transport Links
- Former Social Club
- GIA: 377.69 Sq m (4,065 Sq ft)
- Good Parking
- EPC: C

Lindpet House
5 Market Place
Grantham
NG31 6LJ

01476 930891

www.commerciallist.co.uk



LOCATION

The property is located along Mansfield Road in Clipstone village approximately 4 miles east of Mansfield town centre. The property is situated on an established parade of shops and eateries with the wider area being predominately residential, nearby occupiers including The Co-Op, Rugby's Newsagent and Brew & Brunch café. Clipstone benefits from great connectivity with the A60, A614 and A617 close by.

DESCRIPTION

This building which for many years has been a well established social club is of traditional frame construction under a pitched tile covered roof. The first floor accommodation comprises a large open plan area with bar and ladies and gents W.C's. The property would be suitable for a variety of uses subject to the grant of the necessary planning consents including leisure, office, storage and retail. To the front of the property there is communal parking and a private car park to the rear. The property benefits from a prominent frontage, good parking and a suspended ceiling with recessed LED lighting.

ACCOMMODATION

We have calculated the gross internal floor area to be as follows;

First Floor- 377.69 Sq m (4,065 Sq ft)

SERVICES

We understand that mains electricity, water and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Commercial List and prospective lessees must rely on their own investigations as to their existence and condition.

BUSINESS RATES

From enquiries made through the Valuation Office website, we understand that the following rating assessment applies;

Rateable value: TBC

However interested parties should make their own enquiries as to the amount of rates payable.

TERMS

The unit is available TO LET on a new internal repairing and insuring lease for a term to be negotiated at an asking rent of £23,000 plus VAT per annum. A service charge is levied for the maintenance of the main structure and roof.

EPC

Energy rating: C

VAT

We understand that VAT will be charged on the rent.

LEGAL COSTS

The tenant will be liable for a £500 plus VAT contract and tenancy set up fee.

VIEWING

By prior appointment with the joint letting agents;

Charlie Burrows

e: charlieb@commercialist.co.uk t: 07923 448308

Sunny Landa

e: sunny@landaassociates.co.uk t: 07733 464322



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1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
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5. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

PLEASE NOTE: by submitting an enquiry regarding this property you agree that we may send your details to the landlord of this property so they may contact you in order to answer any questions if necessary, or arrange a convenient viewing time.