



**1st - 3rd Floors, Ashmead Chambers, 11-19 Regent Street, Mansfield,
Nottinghamshire NG18 1ST**

Former College

- ▶ **Town centre opportunity**
- ▶ **Former College premises with existing D1 consent**
- ▶ **May be suitable for alternative uses, STP**
- ▶ **Flexible lease terms available**

For enquiries and viewings please contact:



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Location

The property is located in Mansfield Town Centre in the pedestrianised shopping area on Regent Street. The town serves as a sub-regional centre of North West Nottinghamshire and is located approximately 14 miles north west of Nottingham, 13 miles south of Worksop and 12 miles south east of Chesterfield. The property is easily accessible via the A38 and A617, which in turn provide access to Junctions 28 and 29 of the M1.

Description

The available accommodation comprises former training suites with ancillary office accommodation across first, second and third floors, accessed via the pedestrianised section of Regent Street.

The general specification includes mixed size cellular rooms across each floor (mainly stud partitioned) comprising the following;

Suspended ceilings in part

Strip lighting throughout

A mix of carpet covered and vinyl/linoleum covered floors

Perimeter trunking for power and data in some of the offices

Individual air conditioning units in some of the offices

Ventilation system in the main former beauty school training area on the second floor.

5-person passenger lift which serves all floors

Associated wc's and kitchenette facilities

Gas central heating

Accommodation

	Sq M	Sq Ft
First Floor	368.3	3,964
Second Floor	409	4,403
Third Floor	360.3	3,878
Total	1,137.6	12,245

Measurements are quoted on a Net Internal Area basis, in accordance with the RICS Code of Measuring Practice, 6th Edition.

Planning

From enquiries of Mansfield District Council Planning department, we note that the first and third floors currently have planning permission under D1 (Non-Residential Institutions) Use of the Town & Country Planning (Use Classes) Order 1987 and its subsequent amendments.

The second floor had a change of use application to C3 (Dwelling Houses) granted in October 2014 which expired in October 2017.

Alternative uses may be permitted, subject to obtaining any requisite consents. Interested parties are advised to make their own enquiries of the Local Authority.

Tenure

The property is being offered to let on new lease terms to be agreed between parties.

Business Rates

From information taken from the Valuation Office Agency (VOA) website we understand the property is described as "Offices and Premises" with a current Rateable Value (effective 1st April 2017) of £29,250.

If the property is let floor by floor, or a combination thereof the assessment will need to be split.

Rent

Rent upon application

Service Charge

A service charge will be payable in respect of the upkeep and maintenance of the building and common parts.

VAT

All sums quoted exclusive of VAT if applicable.

EPC

The premises have an EPC assessment of D-87.

Viewings

Viewings are by appointment with Innes England or our joint agent Nigel Carnall of WA Barnes Tel: 01623 448651.

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