

41 LEEMING STREET · MANSFIELD · NG18 1NB

# **FREEHOLD**

PROMINENT TOWN CENTRE PUBLIC HOUSE FOR SALE ON BEHALF OF JD WETHERSPOON



# WIDOW FROST

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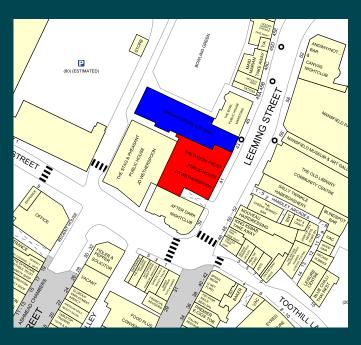
- Freehold
- Busy town centre location
- Prominent location fronting Leeming Street
- Located in Mansfield's established pub, bar and leisure circuit
- Extensive well presented trading area
- Short distance to Mansfied station
- GIA 888.7 Sq M (9,566 Sq Ft)
- Offers in the region of £300,000, plus VAT if applicable
- Google Street View Link

# PAULSON'S DE LOUIS DE LIBRATION DE LIBRATION

# LOCATION

Mansfield is a large town in north Nottinghamshire which is situated approximately 4.0 miles to the east of Sutton in Ashfield and 18.0 miles north of Nottingham. The town is well serviced by public transport with frequent train services to Sutton in Ashfield, Chesterfield and Nottingham.

The Widow Frost occupies a prominent town centre location fronting Leeming Street to the edge of the retail core. The locality forms one of main pub and bar circuits in Mansfield. Nearby occupiers include Stag & Pheasant Pub (Lloyds), After Dark, McDonald's, Mansfield Palace Theatre, The Bowl Pub, and Wilko.



## **DESCRIPTION & ACCOMMODATION**

The Widow Frost comprises a period two storey terraced property of brick construction under a multi pitched tiled roof.

Ground Floor: Large open plan trading accommodation with bar servery to the rear with seating provided across a range of loose tables and chairs and perimeter fixed bench seating.

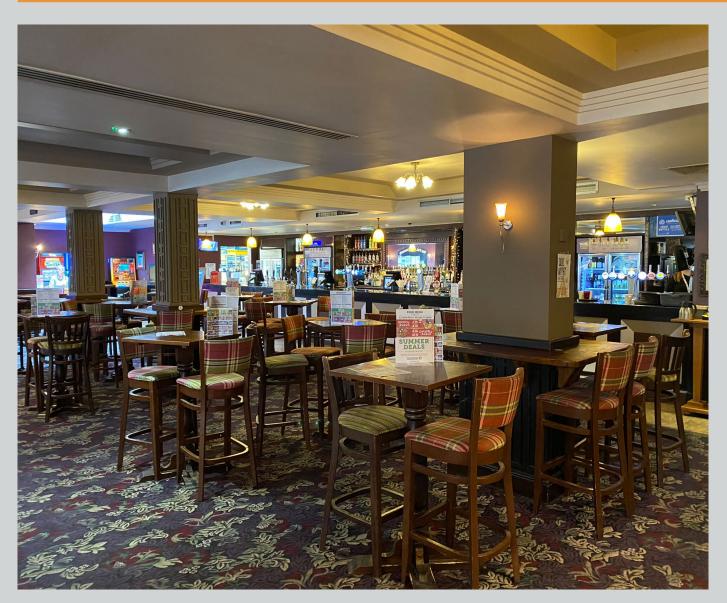
Basement: Stores.

First Floor: The first floor provides customer WC's, beer store, trade kitchens, associated kitchen stores, staff room and offices.



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# **APPROXIMATE FLOOR AREAS**

Floor	Description	Sq M	Sq Ft
Ground	Trading/ Ancillary	389.0	4,187
Basement	Ancillary	118.7	1,277
First	Ancillary	381.0	4,102
Total		888.7	9,566

Purchasers are advised to check these area which are indicative only and show best estimates under the current configuration.

# **TENURE**

Freehold.

# **RATEABLE VALUE & EPC**

2017 Rateable Value - £87,250

An EPC is in the course of preparation.

# **PREMISES LICENCE**

The property benefits from a premises licence permitting the sale of alcohol until 01:00 Sunday to Thursday and 02:00 on Friday and Saturday.

# TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.

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# **GUIDE PRICE**

Offers in the region of £300,000, plus VAT, if applicable, are invited for the benefit of our client's freehold interest.

# **FIXTURES AND FITTINGS & STOCK**

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

# **VIEWINGS & TERMS**

Interested parties are asked to undertake discreet customer visits in the first instance. No formal viewings will be permitted unless arranged through the joint selling agents Savills and CBRE. Under no circumstances should any direct approach be made to any of our clients staff.

Offers are invited for the benefit of our clients freehold interest.

To see further available JD Wetherspoon Public Houses across England, Scotland and Wales please visit: jdwdisposals.co.uk





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