

WIDOW FROST

41 LEEMING STREET · MANSFIELD · NG18 1NB

FREEHOLD

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



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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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DISCLAIMER: September 2022

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