



**Former Squash Club Church Road  
Clipstone Village, Nottinghamshire NG21 9DF**

**£180,000**

- A RARE OPPORTUNITY TO PURCHASE A MULTI-PURPOSE, FREEHOLD LEISURE FACILITY
- RAMPED ACCESS LEADING TO THE RECEPTION AREA WITH BOOKING COUNTER
- OFF THIS ROOM ARE THE SHOWERS AND DRYING AREA, PLUS SEPARATE TOILETS
- THERE ARE TWO OFFICES OR STORE ROOMS AND SECOND TOILET BLOCK/BABY CHANGING FACILITIES
- OFF STREET PARKING IS PROVIDED AND THERE IS AN INTEGRAL, OUTSIDE STORE
- ORIGINALLY PROVIDING SQUASH COURTS AND, MORE RECENTLY, AN INDOOR PLAY CENTRE
- HALLWAY TO THE LEFT LEADS TO THE MAIN DAY ROOM, SUITABLE FOR A VARIETY OF USES
- TO THE RIGHT OF THE BUILDING ARE THE TWO FORMER SQUASH COURTS AND VIEWING BALCONY
- KITCHEN, WHICH ISN'T CURRENTLY FITTED AND TOILET, WHICH HAS ALSO BEEN REMOVED
- WOULD MAKE AN EXCELLENT COMMUNITY HUB, WITHIN THIS THRIVING VILLAGE LOCATION

### VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

### DIRECTIONS:

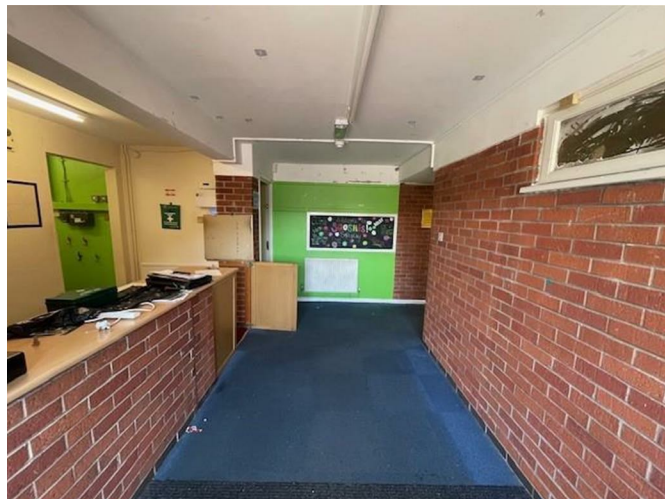
Proceed onto Bath Lane, which then becomes Ravensdale Road. Turn left onto Sherwood Hall Road and proceed through Forest Town (Clipstone Road West, then East). Enter Clipstone along Mansfield Road, turning left onto Fourth Avenue. The building is immediately facing you at the end of here.

### ACCOMMODATION COMPRISES

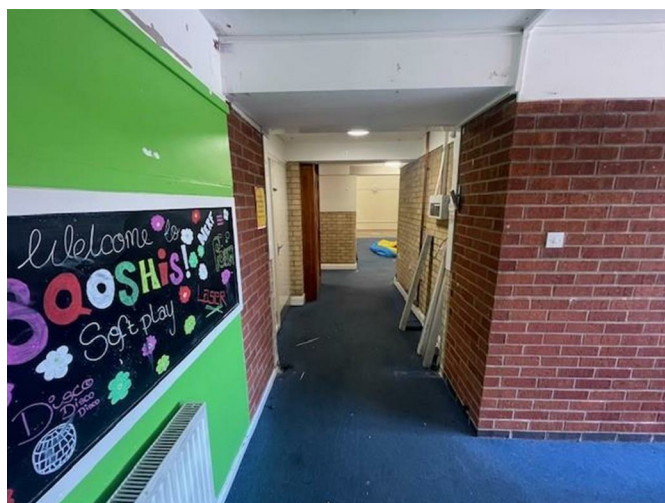
#### RECEPTION AREA

17'2 x 6'9 (5.23m x 2.06m)

Half glazed entrance door and side panels, radiator and fitted counter and work area (13'7 x 5'7, narrowing to 4'6)



#### RECEPTION AREA



#### INNER HALL

9'5 x 5'5 narrowing to 3'6 (2.87m x 1.65m narrowing to 1.07m)

Stainless steel sink unit and single drainer, work top and radiator.



#### DAY ROOM

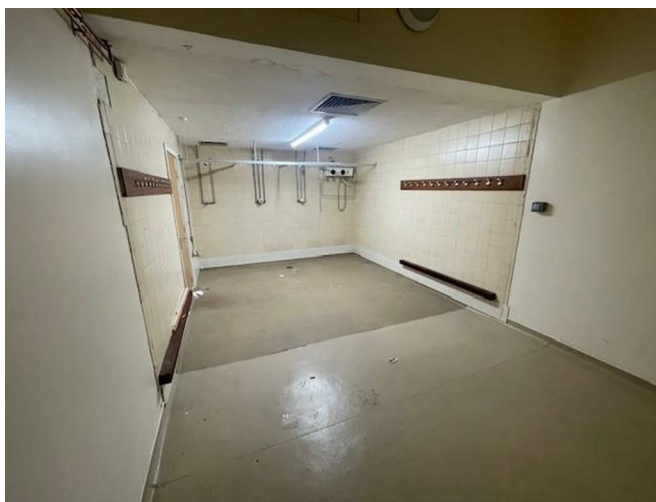
23'1 x 22'9 (7.04m x 6.93m)

Vaulted ceiling with tongue and groove panelling. Radiator. Fire door to rear.



#### SHOWERS & DRYING AREA

19'10 x 10'10 (6.05m x 3.30m)



### TOILETS

9'8 x 6'8 (2.95m x 2.03m)

Twin sinks, twin cubicles and radiator.



### OFFICES

14'6 x 9'1 increasing to 10' and 14'6 x 6'3 increa  
(4.42m x 2.77m increasing to 3.05m and 4.42m x 1.91)

Two radiators.



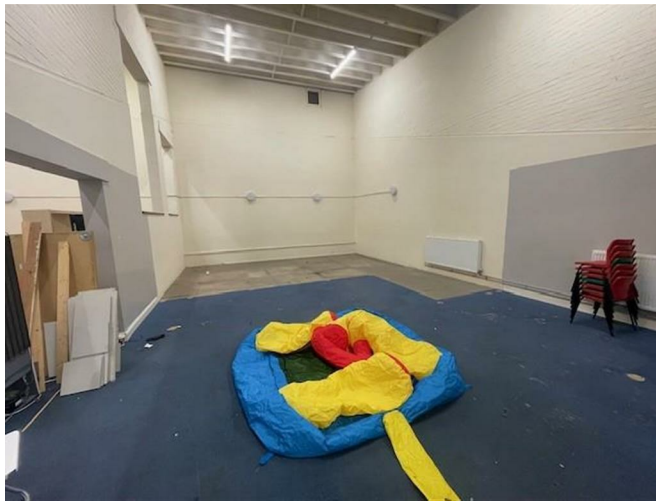
### OFFICES



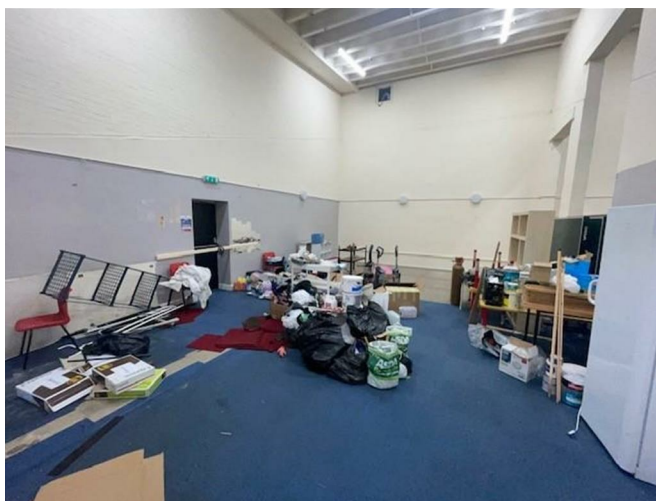
### FORMER SQUASH COURTS

both 32' x 21' (both 9.75m x 6.40m)

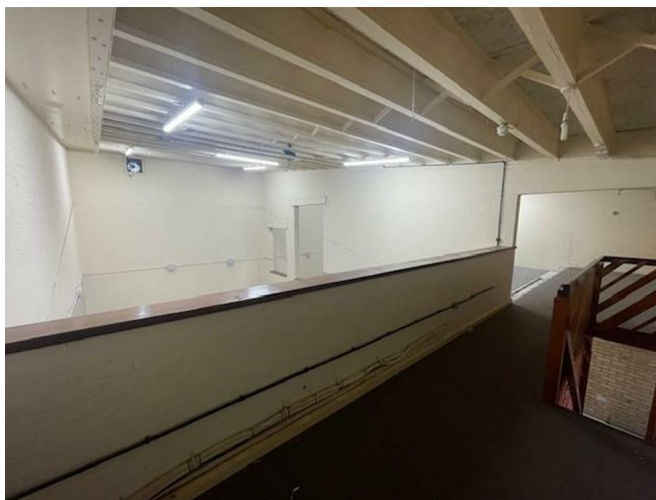
Vaulted ceiling and three radiators. Most recently used as the focal point for the indoor play centre. Stairs leading up to



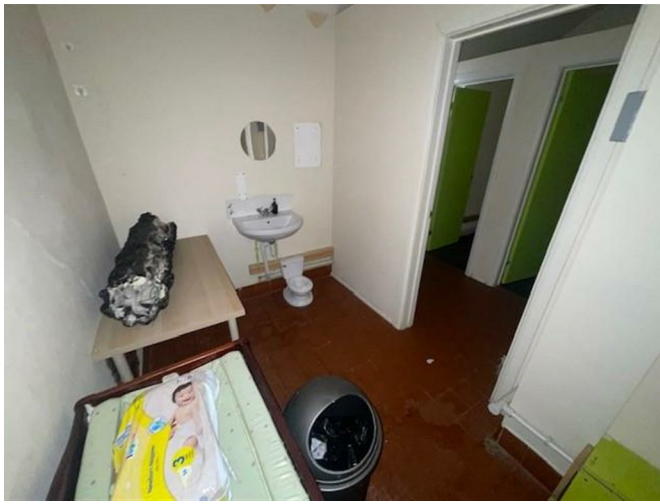
### FORMER SQUASH COURTS



### VIEWING GALLERY



### TOILET BLOCK & BABY CHANGING FACILITY



### FORMER KITCHEN

16'7 x 6'8 (5.05m x 2.03m)

Currently without fitments. Rear door. Former WC, again without fitment.



### OUTSIDE

Off street parking is provided and there is also on street parking available.



### OUTSIDE



The property has recently been reassessed for business rates (1 April 2026) and the current rateable value is £4,800. This is not the amount of business rates you would be liable to pay. The bill for this year is £1881.60. Interested parties are advised to make their own enquiries as to whether they would qualify for any additional discounts. The property falls within the district of Newark and Sherwood District Council.

### FINANCIAL ADVICE

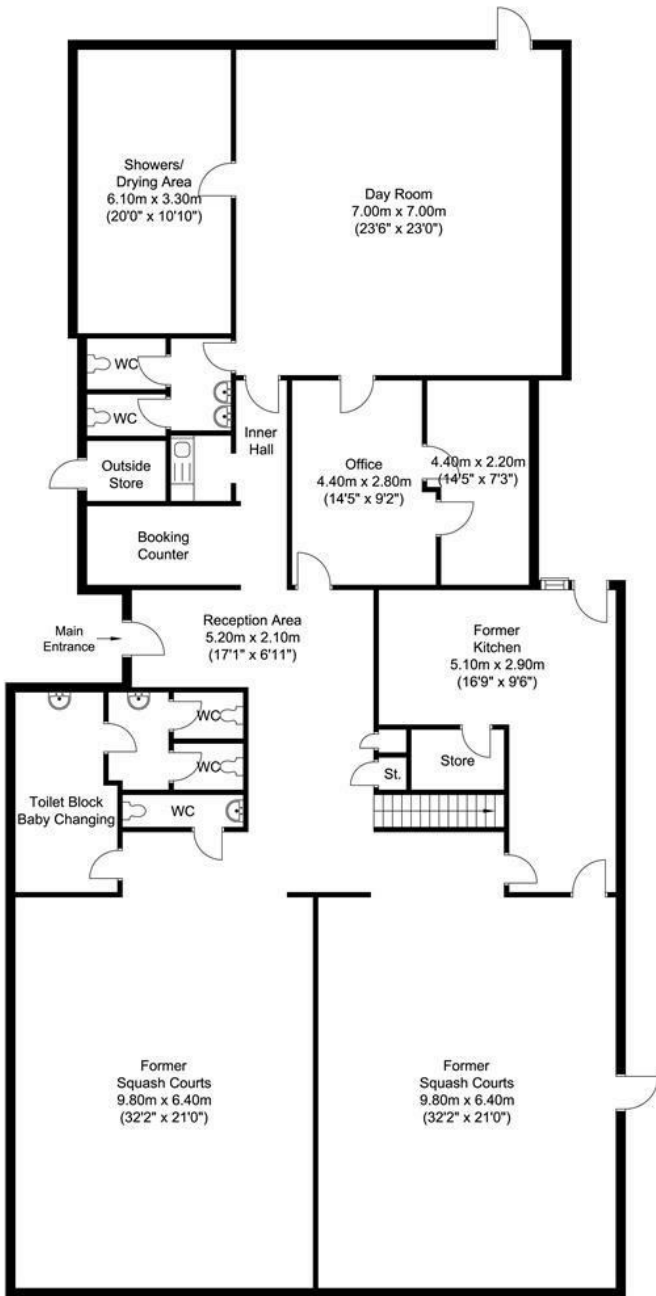
We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### MONEY LAUNDERING

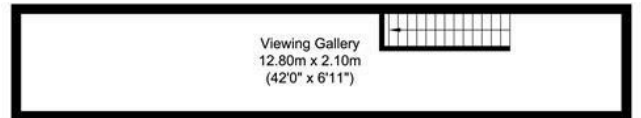
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5878/10.04.26



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

