



**21 Church Street,  
Mansfield, Nottinghamshire NG18 1AF**

- TEMPLE ESTATES ARE PRIVILEGED, IF NOT SOMEWHAT SADDENED, TO BE OFFERING THIS PROPERTY FOR SALE
- GRADE II LISTED, ORIGINALLY A HOUSE (CIRCA 1600), ALTERED C1780 AND STREET FRONT ADDED C1880
- SHOP FRONT AND DOOR FRONTING THE PAVEMENT, WITH ELECTRIC SECURITY SHUTTERS
- TWO SEPARATE ROOMS TO THE FIRST FLOOR, WC AND HAND BASIN AND FURTHER SECOND FLOOR ROOM
- FORMERLY TRADING AS WEBSTERS BAKERY, A FAMILY BUSINESS ESTABLISHED IN 1958
- TOTAL FLOOR AREA OF APPROXIMATELY 90 SQUARE METERS AND ENERGY RATING OF C (18TH MAY 2025)
- GROUND FLOOR COMPRISING FRONT SALES AREA AND REAR FOOD PREPARATION AND STORAGE ROOM
- PROMINENT POSITION JUST OFF MANSFIELD MARKET PLACE, SUITABLE FOR A VARIETY OF USES

**£95,000**

## 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:

From our office on Albert Street, walk towards the centre of Mansfield, turning right down White Hart Street. Turn right at the bottom of here onto Church Street and the property is on the left-hand side.

## ACCOMMODATION COMPRISES

### FRONT SALES AREA

**25'3" x 12'3" (7.72m x 3.74m)**

Glazed front aspect, with electric security grills to the exterior. Fitted counter and work top, suspended ceiling and lighting and air conditioning unit.

### PREPARATION ROOM

**15'0" x 8'9" (4.59m x 2.67m)**

Low maintenance and hygienic wall panelling, stainless steel sink unit and single drainer, plus smaller wash basin. Stairs rising to the first floor.

### FIRST FLOOR

Having motion sensor lighting.

### STORAGE ROOM

**13'1" x 12'10" (3.99m x 3.92m)**

### OFFICE

**13'2" x 12'4" (4.03m x 3.78m )**

Single glazed sash window.

### CLOAKROOM

With WC and wash hand basin.

### STAIRS TO SECOND FLOOR

### STORAGE ROOM

**13'11" x 13'1" (4.26m x 4.00m)**

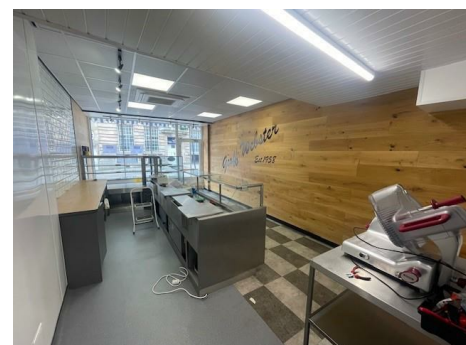
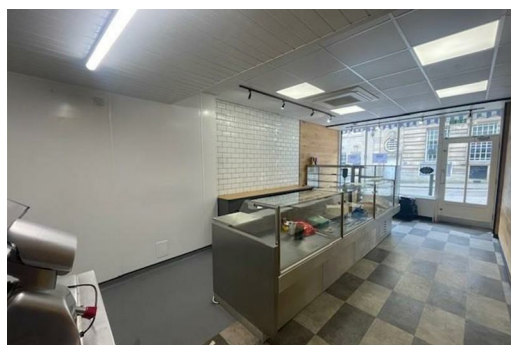
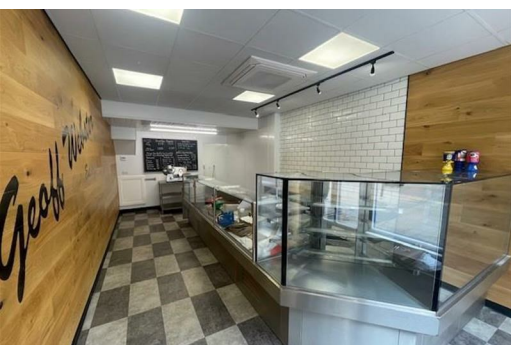
The property has an Energy rating of C, registered on the 18th May 2025.

### RATEABLE VALUE

The property has a current rateable value of £5,300.00.

### 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. MA5784/22.5.25



