



**7 Bescar Lane**  
**Ollerton, Nottinghamshire NG22 9BS**  
**Offers In The Region Of £249,500**

- AN EXTREMELY RARE OPPORTUNITY TO PURCHASE THIS CONVERTED PROPERTY
- POTENTIAL USE FOR COMMERCIAL OCCUPIERS AND/OR DEVELOPERS
- TO THE REAR OF THE BUILDING IS A 120 SEAT AUDITORIUM EQUIPPED FOR A PUBLIC MEETING
- LARGE CAR PARK TO THE REAR, WITH SPACE FOR APPROXIMATELY 30 VEHICLES
- EXCELLENT LOCATION WITHIN OLD OLLERTON, WITH GOOD TRANSPORT LINKS TO THE A614 AND A1
- CURRENT USAGE AS A MEETING HALL (CLASS F1)
- GROUND FLOOR COMPRISING, RECEPTION AREA, WITH ACCESS TO LADIES, GENTS AND DISABLED TOILETS
- THE FIRST-FLOOR ACCOMMODATION PROVIDES A MEETING ROOM, FITTED KITCHEN AND STORAGE SPACE
- OVERALL SITE AREA APPROX 0.3 ACRE
- CONTENTS CAN BE INCLUDED BY SEPARATE NEGOTIATION

## VIEWING:

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

## DIRECTIONS:

From Mansfield, proceed onto Bath Lane, which then becomes Ravensdale Road. At the T junction, turn left onto Sherwood Hall Road, which then becomes Clipstone Road West and East. At the island, this then becomes Mansfield Road. After approximately 3.5 miles, turn left onto Old Rufford Road. Turn right onto Station Road, right onto Kingston Drive and, finally, left onto Bescar Lane.

## ACCOMMODATION COMPRISES

### MAIN AUDITORIUM

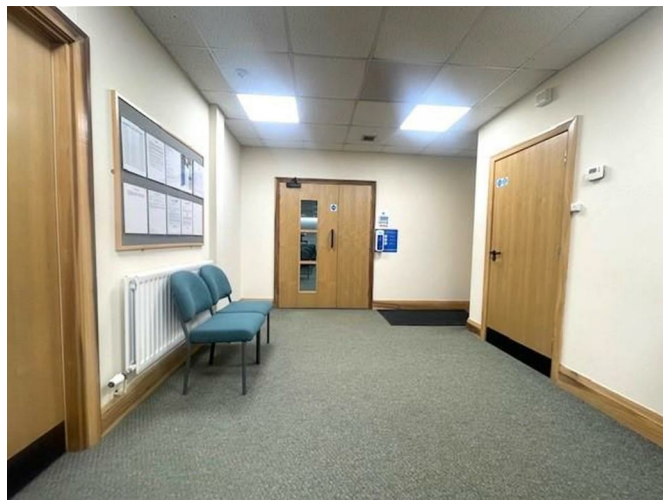
**54'7 x 24'7 (16.64m x 7.49m)**

With space for 120 chairs and then a platform/stage to the far end. Eight radiators, air conditioning unit, suspended ceiling with lighting and fire door.

### ENTRANCE AREA

### RECEPTION/FOYER

With radiator and suspended ceiling. Under stair storage and stairs leading to the first floor.



### GENTS TOILET

**12'1 x 8'6 (3.68m x 2.59m)**

Having urinals, single cubicle, and twin sink units. Full tiling to the walls, tiled flooring, radiator, and extractor.



### LADIES TOILET

**12' x 10'3 (3.66m x 3.12m)**

Three cubicles and twin sink units within vanity unit. Full tiling to the walls, tiled flooring, and radiator.

### DISABLED TOILET

**6'7 x 4'10 (2.01m x 1.47m)**

Full tiling to the walls, tiled flooring, and radiator.

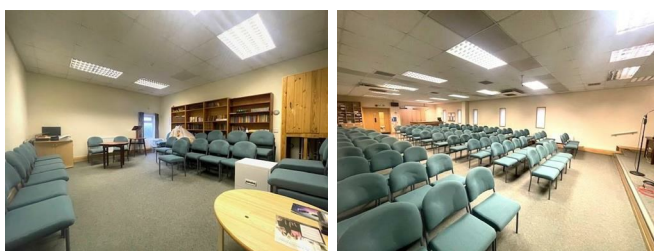
### FIRST FLOOR

### LANDING

### MEETING ROOM/OFFICE

**18'6 x 15'7 (5.64m x 4.75m)**

Having two radiators, suspended ceiling, UPVC obscure glaze window and cupboard housing the Baxi gas boiler. Access to eaves space which is partly boarded and has light and power.



### KITCHEN

**11'2 x 4'9 increasing to 9'7 (3.40m x 1.45m increasing to 2.92m)**

Fitted base and wall unit, work top and stainless-steel sink unit and drainer. Radiator. UPVC double glazed aspect.

### OUTSIDE

To the rear is the car park, large enough for approximately 30 vehicles.



### **PLEASE NOTE**

**CONTENTS CAN BE INCLUDED BY SEPARATE NEGOTIATION**

The property isn't currently registered for business rates.

### **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. MA/23.01.2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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