



43 Albert Street, Mansfield, Notts, NG18 1EA

£6,600 Per annum

Ground floor lock up sales shop with offices, gas central heating, WC and kitchenette

Planning consent for A2 in an established professional area.

Suitable for a wide variety of purposes.

GF Sales area 18.91 m² 204 sq.ft.

GF offices 15.50 m² 167 sq.ft.

Cellar 4m x 4.68m

LOCATION

The subject premises are located on the north side of Albert Street between its junctions with Midworth Street and St. Peter's Way and close to Station Street, White Hart Street and Market Street. The property is located next to Gala Casino in a high foot fall area and professional district with a number of other professional service businesses in the area.

The property is a short distance from the centre of the large town of Mansfield which serves a catchment population of 100,000 and provides excellent facilities including The Four Seasons Shopping Centre, outdoor markets, schools of all grades, and regular bus services to Nottingham Worksop and Chesterfield which are some 14,13 and 12 miles away respectively.

There are regular train services via The Robin Hood Line to both Nottingham and Worksop.

There is good road access from the town via the A38 and the A617 to Junctions 28 & 29 of the M1 Motorway which are approx 8 miles distance.

The premises are adjacent to the Gala Bingo Hall, Sankeys estate agents, a Polish shop, close to The Black Swan public house and opposite the Victoria Tandoori restaurant.

DESCRIPTION

The subject property comprises a ground floor sales shop with ground floor offices and cellar, in a three storey building, originally built as detached but now mid-terraced, constructed of part stone and brick under a pitched roof covered with slates.

The sales shop shares an entrance lobby with the two flats at first and second floor level .

The property has the advantage of gas fired central heating , and comprises a retail area , rear office partitioned into two rooms, together with a WC and a Cellar.

Outside there is a shared rear yard.

The premises are suitable for a wide variety of purposes and have, until recently, been used by a firm of solicitors but are ideal for an estate agents office or beauty salon etc.

ACCOMMODATION

The property has planning consent for A2 in an established professional area. The property has been used as a solicitors office for around 20 years and is located in a professional services area with a number of estate agents located in the same street. The property would suit an estate agent, solicitor or financial services/mortgage broker business in particular in addition to many other business types.

SHARED RECEPTION LOBBY

With stairs to first floor

SALES AREA/ OFFICE 13'4" X 10'8" PLUS 5'10" X 10'3" (4.07M X 3.26M PLUS 1.78 X 3.13M)

With two central heating radiators, sales display window,

INNER LOBBY

With stairs to Cellar

CELLAR 13'1" X 15'4" (4M X 4.68M)

With electricity and gas meters, fitted shelving,

LOBBY

WC

With low level wc, wash hand basin (h&c)

REAR OFFICE (SPLIT INTO TWO) : -

OFFICE 1 11'11" X 6'10" PLUS 3'8" X 3'5" (3.62M X 2.09M PLUS 1.13 X 1.04M)

With central heating radiator

OFFICE 2 11'10" X 6'5" (3.61M X 1.96M)

With double central heating radiator, two fluorescent lights

RATING

Local Authority: Mansfield District Council

The property has a rateable value of £5600 but this includes the whole of the property and the ground floor premises will need to be re-assessed.

NOTE

The property should qualify for Small Business Rate Relief. We would suggest that interested parties should make their own enquiries with Mansfield District Council.

SERVICES

Mains water, gas, electricity and drainage are connected to the property but no tests have been undertaken to any of the installations. The services will be separately metered.

LEASE

The premises are available to let on a new FRI lease for a length of term to be negotiated.

VIEWING

By appointment with the Agents WA Barnes LLP.

FLOOR PLANS

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Performance Certificate

Non-Domestic Building



43 Albert Street
Mansfield
NG18 1EA

Certificate Reference Number:
0970-2923-0387-8120-0064

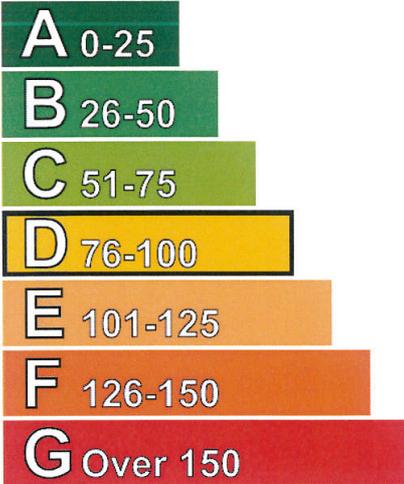
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions



90

This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 151
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m²): 64.74

Benchmarks

Buildings similar to this one could have ratings as follows:



Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.