



## 32, Regent Street, Mansfield, Notts, NG18 1SS

**£15,000 Per annum**

REDUCED ASKING RENT AT £15,000 FOR THE FIRST YEAR

Ground floor retail unit/showroom with frontages to both Regent Street and Clumber Street together with first and second floor offices.

Ground floor area 111.24 m<sup>2</sup> 1197 sq.ft.

First floor offices and stores 94.78 m<sup>2</sup> 1020 sq.ft.

Second floor offices, kitchen and stores 111.71 m<sup>2</sup> 1202 sq.ft.

Prominent trading position close to Wilkos and opposite Mansfield Building Society

## LOCATION

The subject premises are situated on the north eastern corner of Regent Street close to its junction with Clumber Street, one of the principal shopping thoroughfares in the thriving market town of Mansfield.

Regent Street leads from the Market Place at West Gate and Stockwell Gate in the south west.

Clumber Street leads from St. John Street and Chesterfield Road North in the west, to Toothill Lane and to Churchside in the east.

Mansfield serves a catchment population of approx. 100,000 and serves as the sub regional centre for north west Nottinghamshire, providing a wide range of shops including the Four Seasons Shopping Centre and retail parks. There are regular bus services to Nottingham Chesterfield Worksop and Alfreton which are some 14, 12, 13 and 9 miles away respectively.

The town has the advantage of good road access to both Junctions 28 and 29 of the M1 Motorway which are approx. 8 miles distance.

## DESCRIPTION

The subject property comprises a ground floor showroom/retail area with first and second floor offices constructed in the 1960s of brick under a flat roof. The property occupies a prominent position on the corner of Clumber Street and Regent Street with display windows to both frontages.

The premises were used for many years by Connexions as a career office. The showroom/retail area has some interview offices which can easily be removed.

There is a Disabled WC at ground floor level.

A separate pedestrian access off Clumber Street leads to the upper floors, where there are offices and Ladies WC at first floor level, and Gents WC and staff kitchen on the second floor.

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The premises are situated opposite Mansfield Building Society close to the Wilkinsons store and large surface car park beyond, adjacent to Age Concern, opposite The Stag & Pheasant and After Dark public house, close to offices occupied by Mansfield District Council.

The premises are suitable for retailing or possibly for use as a cafe or restaurant (A3) subject to obtaining the necessary planning consent.

## ACCOMMODATION

A disabled access leads to double doors to the showroom/retail shop

### SHOWROOM/RETAIL SHOP 25'7" X 36'7" MAX

With two large display windows to Regent Street, further large display window to Clumber Street, suspended ceiling, central heating radiator, fluorescent lights, part perimeter trunking



**PARTITIONED INTERVIEW ROOM 1 71'5" X 6'10" (21.78M X 2.08M)**

With central heating radiator, perimeter trunking, suspended ceiling,

**INTERVIEW ROOM 2 8'10" X 7'11" (2.7M X 2.41M)**

With display window to Clumber Street, central heating radiator, perimeter trunking

**OFFICE 2 7'10" X 9'10" (2.38M X 3M)**

With central heating radiator, suspended ceiling, perimeter trunking

**OFFICE 3 7'6" MAX X 9'10" (2.29M MAX X 3M)**

With central heating radiator, suspended ceiling, perimeter trunking

**CUPBOARD 5'1" X 5'10" (1.56M X 1.79M)****DISABLED WC**

With low level wc, wash hand basin (cold water), central heating radiator, door to cupboard below stairs

**STAIRCASE LEADING TO THE FIRST FLOOR**

There is also a door to the main access to the first and second floors with wooden door leading from Clumber Street.

**OPEN PLAN OFFICE**

(6.43m x 8.65m min plus 2.33 x 2.77 plus 2.46 x 1.13

with three double central heating radiators, part suspended ceiling, air conditioning

**CORNER OFFICE 10'4" X 8'8" PLUS 10'4" X 11'10" MAX (3.14M X 2.64 PLUS 3.16M X 3.6M MAX)**

With two central heating radiators , suspended ceiling

**COMMS ROOM 5'6" X 7'3" MIN (1.67M X 2.2M MIN)****LADIES WC**

With two low level wcs, vanity unit (h&c), central heating radiator, sluice (h&c)

**REAR OFFICE 10'7" X 13'1" PLUS 3'9" X 3'5" (3.23M X 4M PLUS 1.14M X 1.05)**

With suspended ceiling, fire exit to outside

**STORE CUPBOARD 4'8" X 3'0" (1.41M X 0.91M)****MAIN LANDING**

With central heating radiator, stairs to SECOND FLOOR

**MAIN OFFICE**

(8.62m x 6.2m plus 3.28 x 3.22 max plus 1.86 x 6.56 plus 2.37 x 2.74m)

with suspended ceiling, eight central heating radiators. Within this area are two partitioned offices.

**WALK IN STORE 7'10" X 4'10" (2.4M X 1.47M)**

**REAR OFFICE 16'11" X 12'2" (5.16M X 3.71M)**

### **GENTS WC**

With two urinals, low level wc, central heating radiator, wall mounted gas fired boiler heating radiators,

### **Kitchen 5'9" x 9'5" (1.74m x 2.87m)**

With inset stainless steel sink unit (h&c), base unit below, range of fitted base units, hot water boiler, tiled floor



### **RATING**

Local Authority: Mansfield District Council

We understand from the Rating List on the Valuation Office Agency web site that the premises have a rateable value of £24,000.

### **RENTAL**

Reduced asking rent of £19,995 for the first year.

### **LEASE**

The property is to be let on a full repairing & insuring lease, for a length of term to be agreed.

### **SERVICES**

All main services are connected to the property.

### **PLANNING**

The property has an established use as A2 - Financial & Professional Services, but could be utilised without the need for planning consent for retail purposes.

### **LEGAL COSTS**

Each party are to be responsible for their own costs.

### **VIEWING**

By arrangement with the Agents WA Barnes LLP.





**Energy Performance Certificate**

Non-Domestic Building



Connexions  
30-32 Regent Street  
MANSFIELD  
NG18 1SS

**Certificate Reference Number:**

0092-0143-5830-7300-5203

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](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient

A+

..... Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 85

This is how energy efficient the building is.

**Technical Information**

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 396  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 86.93

**Benchmarks**

Buildings similar to this one could have ratings as follows:

25

If newly built

66

If typical of the existing stock

**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.