



West Gate, Mansfield, Notts, NG18 1RX

£12,400 Per annum

Ground, first and second floor offices with kitchen, store room and w.c's.

Ground floor shop has a sales area of approx. 24.72 sq.ms (266 sq.ft).

Car parking to the rear with space for 2/3 cars.

Prominent position on the old Market Place close to the entrance to the Four Seasons Shopping Centre and entrance to the car park and close to the library.

LOCATION

The property occupies a prominent position on the old Market Place which forms part of the pedestrianised West Gate which is one of the principal shopping thoroughfares in this thriving town. Mansfield is the regional centre for north west Nottinghamshire with a catchment population of 100,000 and is located some 14 miles north west of Nottingham, 13 miles south of Worksop and 12 miles south east of Chesterfield. The town provides an excellent range of facilities including the Four Seasons Shopping Centre and retail and leisure parks. The town has regular bus services to Nottingham, Worksop and Chesterfield and there is a rail link via the Robin Hood Line to Nottingham and Worksop.

There is good road access to junctions 28 and 29 of the M1 Motorway via the A38 and A617, both junctions being approximately 8 miles' distance.



DESCRIPTION

The property comprises a sales shop with ground floor kitchen, an office and w.c, whilst at first floor there are 2 further offices, server room, store room and w.c and at second floor level there are 2 offices and a store room. Outside there is a shared car park with space for 2/3 cars.

The building is substantially built of stone under a slated roof and is listed as a building of architectural and historic interest. The premises are located on the old Market Place next to Cafe Silver, close to a William Hill Bookmakers, a short distance from the entrance to the Four Seasons Shopping Centre, close to the Royal Bank of Scotland, Clarks shoe shop and close to the entrance and exit to the Four Seasons car park.

The premises have been used in recent years by recruitment agencies and ideally suited for a wide variety of uses.

ACCOMMODATION

SALES SHOP 17'7" X 15'1" AVERAGE (5.36M X 4.6M AVERAGE)

With large sales display window, central heating radiators, meter cupboard, 4 fluorescent lights, smoke detector and fire alarm.

SIDE LOBBY

With door to outside, central heating radiator and stairs to first floor.

REAR OFFICE 20'6" X 12'2" AVERAGE +8'3" X 2'4" (6.25M X 3.71M AVERAGE + 2.52M X 0.7M)

With 2 central heating radiators, cupboard enclosing wall mounted boiler, 2 storage cupboards with shelving, door to outside.

LOBBY

With central heating radiator, wash hand basin.

W.C

With low level w.c and extractor fan.

KITCHEN 4'2" X 2'8" (1.27M X 0.81M)

With stainless steel sink unit with base unit below, wall cupboard and extractor fan.

STAIRS TO FIRST FLOOR

LANDING

With central heating radiator.

W.C

With high level w.c, wash hand basin (cold and hot from electric water heater).

REAR OFFICE 12'7" X 22'3" (3.83M X 6.78M)

With 2 central heating radiators and fluorescent light.

SERVER ROOM 6'1" X 5'8" (1.86M X 1.72M)

With fluorescent light.

STORE ROOM 3'3" X 5'8" (0.98M X 1.73M)

With shelving and gas fired boiler.

FRONT OFFICE 12'4" X 15'5" (3.75M X 4.71M)

With marble fireplace, central heating radiator and 2 fluorescent lights.

STAIRS TO SECOND FLOOR

LANDING

STORE ROOM 6'1" X 6'2" (1.86M X 1.89M)**REAR OFFICE 9'3" X 12'9" (2.81M X 3.88M)**

With central heating radiator and fluorescent light.

REAR OFFICE 2 12'6" X 13'1" MAXIMUM (3.81M X 3.99M MAXIMUM)

With central heating radiator and fluorescent light.

SUMMARY OF FLOOR AREAS

Sales Shop - 24.72 sq.ms (266 sq.ft)

GF Office - 25.11 sq.ms (270 sq.ft)

Kitchen - 1.03 sq.ms (11 sq.ft)

FF Offices & Stores 46.06 sq.ms (496 sq.ft)

2nd Floor Offices & Stores 26.20 sq.ms (281 sq.ft)

Total = 123.12 sq.ms (1324 sq.ft)

OUTSIDE

There is a car park to the rear with parking space for 2/3 cars.

**RENTAL**

The rental is £12,400 per annum.

There is a service charge for insurance etc.

LEASE

The premises are currently held on a full repairing lease. The term expires on the 31st October 2019. It may be possible to agree a surrender of the existing lease and grant a new lease for a longer term.

RATING

Local Authority: Mansfield District Council

We understand from our inspection of the Rating List on the Valuation Office Agency website, the premises have a rateable value of £6,700.

VIEWING

Viewings are by appointment with the Agents, W. A. Barnes.

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



39 West Gate
Mansfield
NG18 1RX

Certificate Reference Number:
0830-0634-7349-3798-5002

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 92

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	155
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	93.83
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

25 If newly built

72 If typical of the existing stock