



FOR SALE BY AUCTION - Salon 34

34 Woodhouse Road, Mansfield, NG18 2BA

**Auction Guide £220,000 Sold via
'Secure Sale'
Immediate 'exchange of contracts'
available**

2,357 sq ft
(218.97 sq m)

- Auction Guide price £220,000
- 3 storey end terrace property with single storey GF extension
- Ground floor Commercial on short term lets to 2 tenants
- First and second floor residential apartments on formal leases to 2025
- Gross Income circa £23k
- Nett income circa £18.000 pa

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Summary

Available Size	2,357 sq ft
Price	Auction £220,000 Auction guide
Rateable Value	£4,300
VAT	Not applicable
Legal Fees	Ingoing tenant is liable for both parties legal costs
EPC Rating	C (68)

Description

ON LINE AUCTION. Starting Bid £220,000 Terms & Conditions apply.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Location

Located between Mansfield and Mansfield Woodhouse, situated about 1 mile North of the centre of Mansfield and close to Mansfield Woodhouse train station, the property is well positioned in a densely populated residential area.

Mansfield is a market town in Nottinghamshire, the town lies in the Maun Valley, 12 miles (19 km) north of Nottingham, and is near Sutton-in-Ashfield. Most of the 106,556 population live within the town proper (including Mansfield Woodhouse).

Accommodation

The accommodation comprises the following areas: A 3-storey brick built rendered property under a pitched tile roof. Ground floor commercial and basement storage - self contained, with front and rear access. First floor - 1 bedroom apartment with lounge, kitchen, bathroom and office area. Second floor - 1 bedroom apartment with lounge, kitchen, and bathroom.

Name	sq ft	sq m	Availability
Ground - Commercial space	1,076	99.96	Available
1st - Apartment	635	58.99	Available
2nd - Apartment	645	59.92	Available
Total	2,356	218.87	

Viewings

Strictly by prior appointment via the sole agents P & F Commercial Tel: 01664 431330 or via email office@pandfcommercial.com

Income

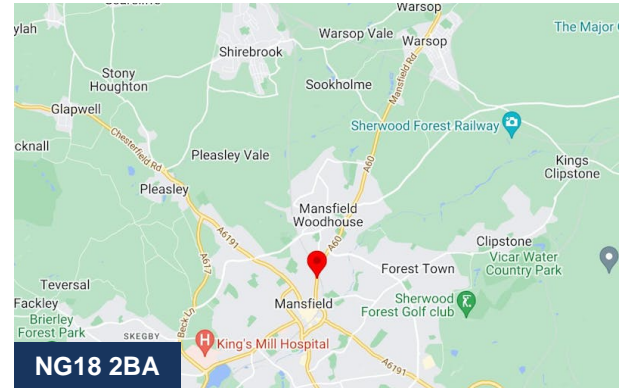
Flat 1: - First floor - Tenancy Start Date: February, 2022 Tenancy End Date: 16th January, 2025 - Rent: £8,100 per annum.

Flat 2: - Second floor - Tenancy Start Date: March, 2021 Tenancy End Date: 15th January, 2025 Rent: £7,488 per annum.

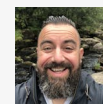
Salon: - Ground floor - comprising 2 lessee's with no fixed lease paying combined £8,280 per annum - this rent includes utility costs which are currently circa £5,800 per annum.

Gross income £23,868

Net income circa £18k



Viewing & Further Information



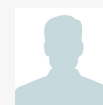
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Auctioneers Additional Comments

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Pattinson Auctioneers are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made in writing via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.