

## 4 Toothill Lane, Mansfield, Nottinghamshire NG18 1NJ

**£5,000 per annum**

Newly decorated and completely refurbished throughout! This superb Salesshop has been completely replastered throughout, has a new ground floor, new heating, rewiring and new light fittings and a brand new fire alarm system. Ready for immediate occupation the premises are suitable for a variety of retail uses with the exception of a restaurant, the sale of E-Cigarettes, ladies fashions and wedding wear, a nail bar and the sale of wool/haberdashery. This is because these uses are catered for in the other adjacent properties owned by the landlord.

The premises are available to let on a new lease at terms to be negotiated. The rent for the first year will be £5,000 per annum with the tenant being responsible for internal repairs, decoration, the shop front and insurance.

An early viewing is essential, the premises are of a manageable size, in excellent condition and in a good position within the town centre with good passing footfall from the Toothill Lane car park.

## How to find the property

From Mansfield market place proceed up Leeming Street by the HSBC bank. At the top turn right into Toothill Lane and the property is immediately on the right hand side clearly marked by our To Let board.

## Ground Floor

### Saleshop

12'10" frontage x 20'2" depth (3.91m frontage x 6.15m depth)  
With a large glazed display window and recessed door, two new electric heaters, new wooden floor, door and window to the rear, new light fittings, meter cupboard and fire alarm system. A staircase leads to the first floor.



First Floor



Saleshop Second Picture



First Floor Second Picture



Saleshop Third Picture



First Floor Third Picture



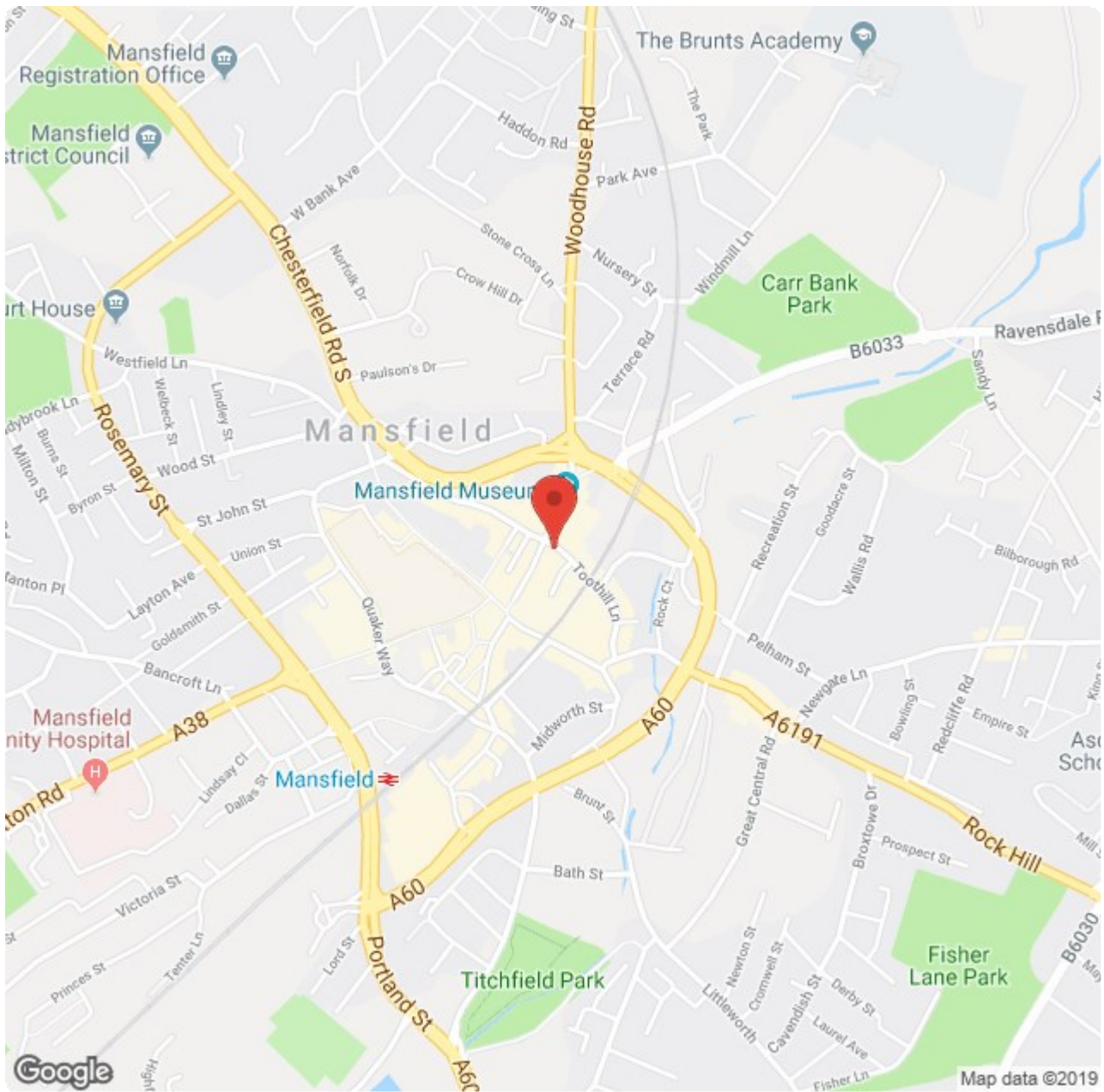
### **Office/Show Room**

19'2" x 18'4" at the widest point (5.84m x 5.59m at the widest point)

With three georgian style windows to the front and one at the rear, two new electric heaters, a new worktop with tiled splashback, inset single drainer stainless steel sink top, base cupboard, space for a fridge and wall cupboard above.

### **Cloakroom**

With a w.c. and wash basin, extractor fan and window to the rear.



Please conduct all negotiations connected with this property through our office.

Mortgage advice is available through FIDUCIA Comprehensive Financial Planning Limited. Please contact us for further details on 01623 627247. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

John Sankey MBE FNAEA, Beryl Sankey FNAEA - Partners



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These particulars are believed to be correct, but are not a guaranteed, do not form part of any contract and should be verified by personal inspection of the property. We have not tested or checked any appliances, fixtures, central heating etc. where fitted.