



43 West Gate, Mansfield NG18 1RX

£15,000 Per Annum

Former William Hill Bookmaker's Premises occupying a prominent position on the Old Market Place, West Gate

Close to the Four Seasons Shopping Centre Entrance

Rear delivery access and one car parking space

Location

The property occupies a prominent position on the corner of the old Market Place and West Gate which is one of the principal shopping thoroughfares in this thriving town.

Mansfield serves as the sub regional centre for north west Nottinghamshire with a catchment population of 100,000, and provides a wide range of excellent shops, the Four Seasons Shopping Centre, outdoor markets, Retail and Leisure Parks, schools of all grades, and regular bus services to Nottingham Chesterfield and Worksop which are some 14, 13 and 12 miles away respectively. The town has a rail link via the Robin Hood Line to Nottingham and Worksop and has excellent road access via the A38 and the A617 to Junctions 28 and 29 of the M1 Motorway, both of which are approx. 8 miles distance.

Description

The property comprises a lock-up shop with excellent storage and rear delivery access from a service area which is off Quaker Way and provides one car parking space.

The premises up until recently were occupied by William Hill Bookmakers, is close to the Santander Bank, the Royal Bank of Scotland, Clarks Shoes and close to the Library and to the entrance to the east Mall of the Four Seasons Shopping Centre.

Accommodation

The Accommodation consists of the following:

Sales Shop 17'6" x 23'5" (5.34m x 7.14m)

With two large sales display windows to the front elevation and further display windows to the side elevation. Has an internal security shutter, display board, suspended ceiling, air conditioning and built in cupboard.



Secure Counter Area 11'5" x 6'2" (3.49m x 1.89m)

Fitted counter, suspended ceiling, air conditioning and fitted cupboards

Customer WC 3'2" x 8'6" (0.99m x 2.6m)

With low level WC, wash hand basin (hot and cold water)

Rear of Counter Area

There is a switch cupboard, suspended ceiling which leads to a Kitchen

Kitchen 10'6" x 11'3" (3.22m x 3.45m)

With inset stainless steel sink unit (hot and cold water) base unit below, double worktop with an extractor fan and electric heater. Door to outside

WC

With low level WC, wash hand basin (hot and cold water), suspended ceiling

Storage Area 6'0" x 7'1" + 3'6" x 4'0" + 4'3" x 5'6" average (1.85m x 2.16m + 1.07m x 1.22m + 1.3m x 1.7m averag)

With trap door to a cellar (not inspected).

Summary of Floor Area

Gross Frontage to Market Place 5.43 sq.m. 58 sq.ft.

Gross Frontage to West Gate 13.62 sq.m. 146 sq.ft.

Ground Floor Sales Area including the secure counter 49.65 sq.m. 534 sq.ft.

Kitchen & Stores 18.74 sq.m. 201 sq.ft.

Rating

Local Authority: Mansfield District Council

We understand from our inspection of the Rating List on the Valuation Office Agency web site that the premises have a rateable value of £23,500 .

Service Charge

A service charge is payable in respect of the common parts.

Rental

£15,000 per annum.

Legal Costs

Each party are to be responsible for their own costs.

Viewing

By appointment with the Agents, WA Barnes LLP. 01623 554084

DISCLAIMER

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