



**Part Ground Floor, The Corner House Union Street, Mansfield NG18
1RP**

£16,500 Per Annum

Retail warehouse with an area of approximately 272.22 sq.m. (2,930 sq.ft), excellent headroom and a loading bay. Within the warehouse is a partitioned office.

The premises which are ideally suited for retailing have until recently been utilised for the sale of golf clubs, equipment and clothing.

The occupation of offices by Banner Jones Solicitors shall continue.

DESCRIPTION

The property comprises a retail warehouse which until recently has been used for the sale of golf equipment and clothing and has the advantage of a loading bay. The property has the advantage of the shared use of a large car park to the front of the unit.

The retail area is approximately 272.22 sq.m. (2,9320 sq.ft.).

Within the warehouse there is a partitioned office, central heating and suspended ceilings.

In addition there is a further small warehouse and loading bay with a roller shutter door and double doors to the outside.

LOCATION

The property occupies a very prominent position next door to Banner Jones Solicitors on the corner of Union Street and Quaker Way, a short walking distance from the centre of Mansfield and The Four Seasons Shopping Centre where there are numerous national traders including WH Smith, Boots, Primark, River Island, Card Factory, Clintons, H Samuel, Hays Travel, JD Sports, Nottinghamshire County Library, Poundland etc.

The property is adjacent to the Rosemary Centre which is a site having the benefit of a planning permission for a redevelopment for a major retail outlet.

Mansfield serves a catchment population of approximately 100,000. There are regular outdoor markets and retail and leisure parks.

There is excellent road access via the A38 and A617 to Junctions 28 and 29 of the M1 Motorway which are approximately 8 miles distance.

The town provides a wide range of schools of all grades and there are regular bus services from the town to Nottingham, Sutton in Ashfield, Derby, Chesterfield and Worksop. There is also a rail link via The Robin Hood Line to Hucknall, Nottingham and Worksop.

ACCOMMODATION

The accommodation comprises:

WAREHOUSE 49'0" x 59'3" (14.95m x 18.07m)

with excellent headroom. Within the warehouse there is a partitioned office

PARTITIONED OFFICE 9'8" x 15'11" (2.96m x 4.86m)

with central heating radiators, suspended ceiling, slap boarding to one wall.

SMALL WAREHOUSE/LOADING BAY 19'0" x 22'11" (5.8m x 7.01m)

with roller shutter door, racking, double doors to outside, door to fire exit.



KITCHEN 8'11" x 6'6" (2.73m x 2m)

with stainless steel sink unit h&c, base unit below, central heating radiator, double wall cupboard, worktop. Door to Lobby which leads to a Ladies WC.

LADIES WC 6'1" x 5'6" (1.86m x 1.7m)

with low level wc, pedestal wash hand basin, central heating radiator.

GENTS WC 6'2" x 5'9" (1.9m x 1.76m)

with low level wc, pedestal wash hand basin h&c, central heating radiator

CAR PARKING

Shared customer parking is available in addition to three exclusive parking spaces - additional parking may be available by negotiation

**TOTAL FLOOR AREA**

The total floor area is 322.84 sq.m. (3,475 sq.ft.)

RENTAL

The rental is £16,500 per annum. VAT is not payable on rent.

LEASE & SERVICES

The Lease will be contracted out of the Landlord & Tenant Act 1954.

Mains water, electricity, heating and drainage are connected to the property.

The property has the advantage of other services (burglar alarm, refuse collection, insurance etc) which are provided by the Landlord and which will be charged in addition to rent.

RATING ASSESSMENT

We understand that the property has a rateable value of £12,250.

VIEWING

Viewing by appointment with the Agent

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.

