



SITUATION

In a busy pedestrianised pitch in the heart of the town centre, opposite a **Marks & Spencer Food Hall**, close to branches of **British Heart Foundation**, **The Mansfield Building Society** and **Age UK** and the many multiples on West Gate. Mansfield is a busy market town which lies some 13 miles north of Nottingham and 11 miles south-east of Chesterfield benefitting from excellent road access via the M1 (Junctions 28 and 29).

ACCOMMODATION

Ground Floor Shop

Gross Frontage 15'9"
Internal Width 14'2"
Shop & Built Depth 37'5"

First Floor Ancillary

Area Approx 205 sq ft
2 WC's

Second Floor Ancillary

Area Approx 130 sq ft

PROPERTY

A mid terrace building comprising a **Ground Floor Shop** with internal access to **Ancillary Accommodation** on the first and second floors. The second floor is accessed via a trap door and the property benefits from rear access via a service road.

VAT is applicable to this Lot

FREEHOLD offered with VACANT POSSESSION



View from the Property

**Vacant Shop
and Upper Parts**

The Surveyors dealing with this property are **JONATHAN ROSS** and **NICHOLAS LEIGH**

* Refer to Points 9 & 10 in the 'Notice to all Bidders' page.

VENDOR'S SOLICITORS

Spratt Endicott Solicitors - Tel: 01295 204111
Ref: Ms E. Buck - Email: ebuck@se-law.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £750 (including VAT) upon exchange of contracts