

## Warehouse and trade counter with large secure rear yard

1,813m<sup>2</sup>  
(19,510ft<sup>2</sup>)

- Warehouse and trade counter
- Large secure yard to rear – approx. 0.54 acres
- Trade counter and warehouse space with first floor office
- Three access points to rear yard
- Opposite Mansfield Police Station



**FOR SALE**



Location



Gallery



Video



Contact



## The Property

Formerly used as trade counter and warehouse premises, and also incorporating first floor office and ancillary space, the building sits in an excellent location in the heart of Mansfield opposite Mansfield Police Station.

With extensive parking to the front and side elevations for at least 25 vehicles, the building also benefits from a securely fenced and gated rear yard with three access points, offering scope for external storage, secure vehicle storage or potentially, subject to planning, extension of the facilities on site.

## Specification

The specification of the property includes the following:

### Warehouse

- 4 level access loading doors
- Lighting
- Circa 5.6 metre eaves

### Trade Counter

- Former trade counter and ancillary space

### Offices / Ancillary

- Part cellular / part open plan offices
- Kitchen and WC facilities

### Externally

- Surfaced secure yard with 3 access points extending to approximately 0.54 acres
- Further additional car parking to the front and side elevations for at least 25 cars





## Floor Areas

From measurements taken on site, we calculate that the property has the following approximate Gross Internal Area (GIA):

Floor	m <sup>2</sup>	ft <sup>2</sup>
Trade counter/reception	405.11	4,361
First floor office/ancillary	131.77	1,418
Warehouse	1,276	13,731
<b>Total Gross Internal Area</b>	<b>1,813</b>	<b>19,510</b>

(This information is given for guidance purposes only.)

## EPC

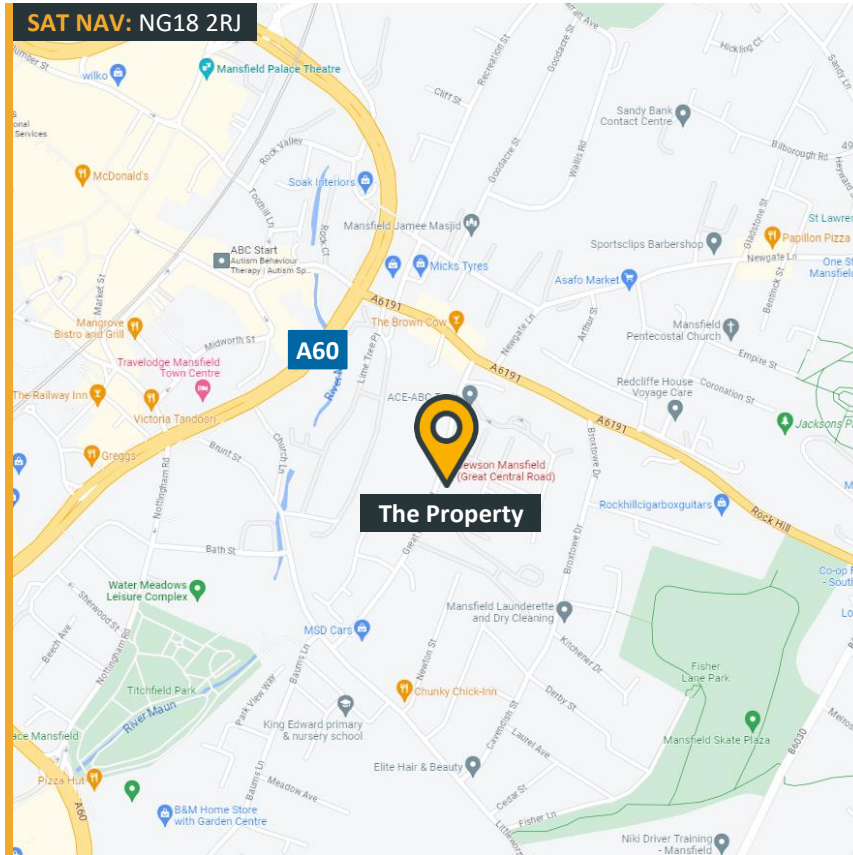
A copy of the EPC is available upon request.

## Business Rates

From enquiries of the VOA website, we understand the following:

**Rateable Value from 1 April 2023: £64,000**

(This information is given for guidance purposes only and interested parties should make their own enquiries of the Local Authority.)



## Price

The freehold interest is available to purchase with vacant possession and we are quoting:

**Offers in the region of £1,600,000**  
**(One million six hundred thousand pounds)**

## VAT

The owner has confirmed that the property is not elected for VAT.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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Please [click here](#) to read our "Property Misdescriptions Act". E&OE.