

12 High Street
Mansfield Woodhouse, Mansfield NG19 8AN

1,077 SqFt (100.05 SqM)

- Prime retail location
- Heavy footfall and vehicle traffic
- New lease available
- Suitable for a variety of uses

TO LET

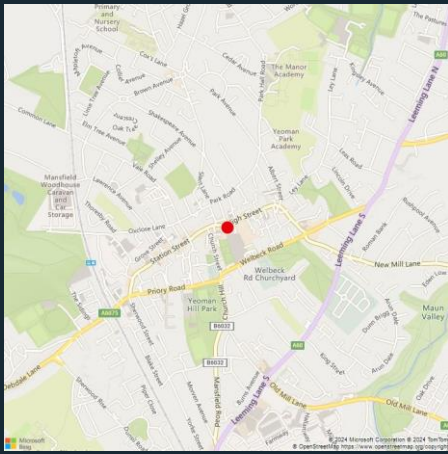


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4 Sidings Court, Doncaster DN4 5NU



LOCATION

The subject property is situated in a prominent position on High Street in close proximity to the Market Place in Mansfield Woodhouse.

Mansfield Woodhouse is a small town north of Mansfield. The town benefits from a wide range of shops and Morrisons supermarket.

There are good road links from Mansfield Woodhouse via the A717 and the A38 to Junctions 28 and 29 of the M1 Motorway.

DESCRIPTION

The property comprises a large ground floor sales area with a separate kitchen and WC facilities. The property also benefits from a separate storage area on the ground floor.

RENT PRICE

£14,500 per annum

SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

ENERGY PERFORMANCE CERTIFICATE (EPC)

E 114

RATING

The current adopted rateable value is £14,250 but the assessment needs to be split as it currently includes the first and second floor.

VALUE ADDED TAX

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

ACCOMMODATION

Ground Floor	1,077 Sqft (100.06 SqM)
Total	1,077 Sqft (100.05 SqM)

INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

Suzannah Allen
Barnsdales - Chartered Surveyors
Tel: 07977 493 965
suzannah@barnsdales.co.uk

Disclaimer

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1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Barnsdales nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

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