

Prominent mixed use investment property fronting Mansfield's Market Place

397.48m²
(4,279ft²)

- Fully let investment for sale
- Current rental income of £13,600 per annum with stepped increases rising to £19,600 per annum
- Ground floor freehold retail premises
- Upper floors let on a long leasehold basis
- 4 one bed residential flats
- Offers invited at £190,000



FOR SALE



Location



Gallery



Contact



Location

The property fronts onto the busy Market Place in Mansfield town centre. The Market Place in Mansfield is a prime location within the town which is home to a variety of national, regional and independent operators.

The location benefits from a high level of footfall and prominence being directly onto the Market Place, which has a full market 5 days a week (Tuesday – Saturday).

The Property

The property is a mid-terrace property arranged over 5 floors. To the ground floor and basement there is a self-contained retail unit which is currently let.

Access to the residential accommodation is to the left-hand side of the premises with a staircase leading up to the first and second floors. Each residential flat consists of an open kitchen diner, double bedroom and bathroom facility.





Accommodation

The property provides the following approximate areas:

Description	m ²	ft ²
Basement (retail)	87.05	937
Ground floor sales (retail)	83.43	898
First floor	112.00	1,206
Second floor	115.00	1,238
Third floor	Not accessible	
Total	397.48	4,279

(This information is given for guidance purposes only and the first and second floor areas have been derived from plans.)

Price

Offers are sought at:

£190,000

VAT

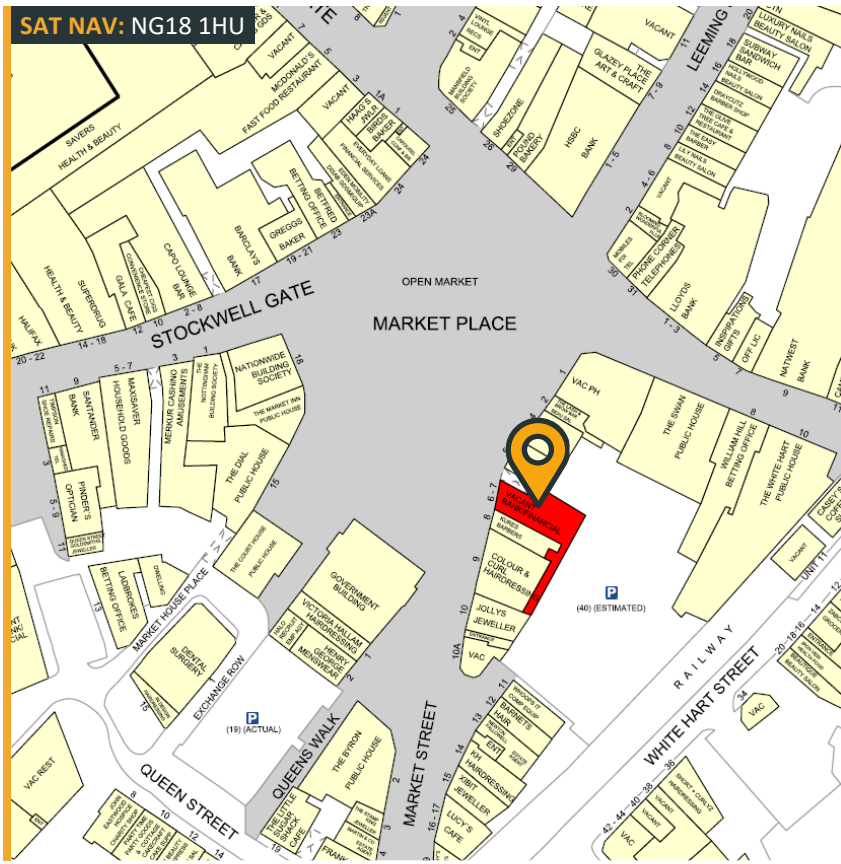
VAT is not applicable.

Tenure

Floor	Tenant	Term	Break Date	Rent (pa)	EPC
Ground floor and basement	Kehinde Adepeju Afolabi	5 years from 15/03/2024	14/03/2027	Year 1 - £13,5000 Year 2 - £15,000 Years 3-5 - £17,000	D
First and second floors	Patrick David Developments Limited	125 years from 11/04/2018	N/A	Payable annually on 1 January First 20 years of the term - £100 Years 2 – 50 - £200 Years 51 – 75 - £400 Years 76 - £100 - £800 Thereafter until 2043 - £1,600	E

Data Room

All leases, floor plans and associated documents are available upon request. Please contact the sole marketing agents.



Anti Money Laundering

In order to comply with Anti Money Laundering Legislation, any purchaser will be required to provide identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.

Legal Costs

Each party are to bear their own legal costs incurred.

Further Information

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

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