

## Prominent roadside public house To Let

435.79m<sup>2</sup>  
(3,891ft<sup>2</sup>)

- Extremely prominent roadside location
- 15 space car park
- Around 15,000 vehicle movements per day
- Located on a key arterial route northwest out of Mansfield
- Close to Tesco Extra superstore



**TO LET**



Location



Gallery



Contact

## Location

The property is located on Chesterfield Road South, a key arterial route crossing the M1 to Chesterfield.

Located just north of the town centre and in close proximity to Tesco Extra, Kwik Fit Mansfield, Machine Mart, Play Mania and Enterprise Car & Van Hire.

## The Property

The property comprises accommodation over the ground floor only and was a former pub currently stripped out in a shell condition

The property requires extensive refurbishment but benefits from a 15 space car park.

## Accommodation

The property provides the following approximate areas:-

	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor Pub/Dining Area	122.43	1,318
Kitchen	26.40	284
Ancillary/Storage	36.12	389
First Floor	185.81	1,200
Second Floor	65.03	700
<b>Total</b>	<b>435.79</b>	<b>3,891</b>





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## Lease Terms

The property is available to let by way of a new effectively full repairing and insuring lease for a term of years to be agreed.

## Rent

The property is available at a quoting rent of:-

**£25,000 per annum**

## Planning / Use

The premises is categorised as a public house / sui generis and can only be used as such.

The premises does not benefit from any alcohol licenses and therefore any ingoing tenant would be responsible for obtaining this.

## Business Rates

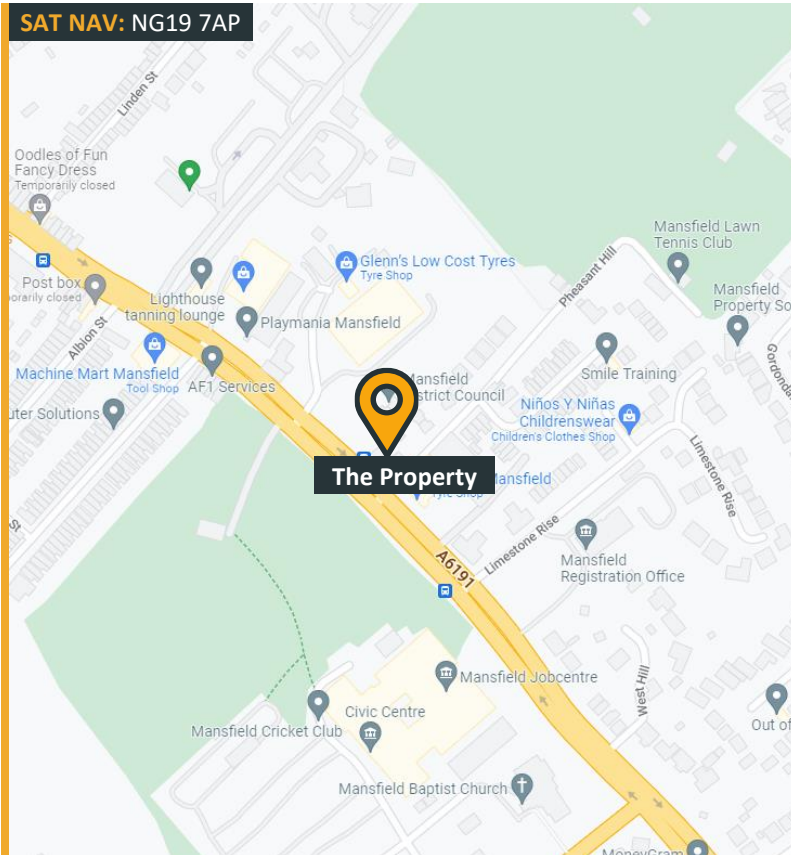
We understand from the Valuation Office Agency that the property is assessed as follows:-

Rateable Value (2023): £5,600

The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 75% on the rates payable until 31/03/2024 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.



**SAT NAV: NG19 7AP**



## VAT

VAT is applicable at the prevailing rate.

## EPC

A copy of the EPC is available upon request.

## Legal Costs

Each party are to be responsible for their own legal costs incurred in connection with this transaction.

## Further Information

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

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11/01/2023

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