

Mansfield

The Widow Frost

41 Leeming Street

Nottinghamshire

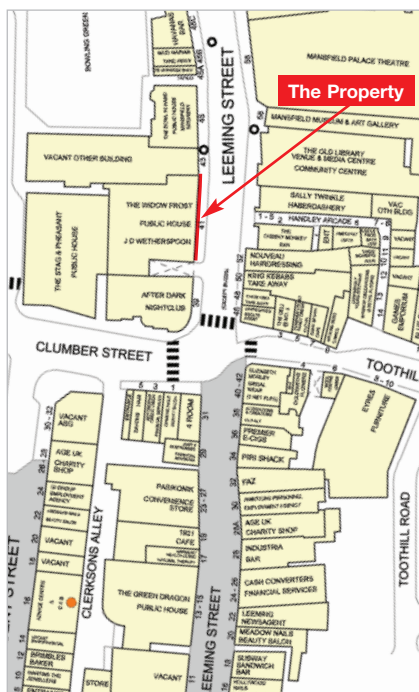
NG18 1NB

- Freehold Vacant Public House
- Popular market town
- Positioned on the principal licensed circuit within the town centre
- Character building
- Substantial trading accommodation
- May suit owner occupier or investor

Vacant

On the Instructions of
wetherspoon

**SIX WEEK COMPLETION
AVAILABLE**



Tenure

Freehold.

Location

Mansfield is a large market town situated approximately 13 miles to the north of Nottingham and 20 miles south-east of Sheffield. The town is the largest sub-regional centre in Nottinghamshire and benefits from strong road links, being within 6 miles of the M1 Motorway at Junction 28.

The Widow Frost is situated on Leeming Street, which is one of the main leisure areas of the town and in close proximity to the retail centre. Surrounding occupiers include several pubs and bars, running an established circuit within the town with the Stag & Pheasant (JD Wetherspoon) being nearby on Clumber Street.

Description

The Widow Frost is arranged on basement, ground and one upper floor with a large frontage to Leeming Street. The ground floor comprises trading accommodation with bar servery spanning the majority of the back wall, with raised seating area and separate dining and lounge areas to the front. A disabled toilet is also situated at ground floor level. The first floor is accessed via a staircase accessible from the main trading area via doors to Leeming Street and comprises customer WCs, a commercial kitchen with ancillary areas, staff accommodation, large stores and office space. The basement comprises cellar and stores.

The property provides the following accommodation and dimensions:

Ground Floor	487.43 sq m	(5,247 sq ft)
First Floor	484.69 sq m	(5,217 sq ft)
Basement	65.75 sq m	(708 sq ft)
Total	1,037.87 sq m	(11,171 sq ft)

NB. Floor areas supplied by Vendor, not inspected by Allsop LLP.

Tenancy

The entire property is to be offered VACANT.

Rateable Value

2017 Rateable Value – £87,250.

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allsop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 186 Mansfield**.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor Simon Locke, McLellans. Tel: 01992 532008 e-mail: slocke@mclellans.co.uk