



Tenure

Freehold.

Location

The market town of Mansfield is situated some 17 miles north of Nottingham and 11 miles south-east of Chesterfield. The town serves a population of approximately 100,000 and benefits from easy access to the M1 motorway (Junctions 28 and 29).

The property is situated on White Hart Street in between the junctions with Church Street and Dame Flogan Street

Occupiers close by include a variety of local traders.

Description

The property is arranged on basement, ground, mezzanine and two further upper floors to provide a ground floor shop with basement ancillary, together with vacant self-contained mezzanine first and second floor offices. The offices are accessed from the front.

VAT

VAT is applicable to this lot.

Documents

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

Mansfield

**14 & 16
White Hart Street
Nottinghamshire
NG18 1DG**

- **Freehold Shop Investment**
- Shop let to W Yeomans (Chesterfield) Ltd, t/a Yeomans Outdoors
- Tenant established since 1904
- Shop lease expires 2018
- Vacant self-contained offices on upper floors
- Town centre position
- Rent Review 2013
- Total Current Rents Reserved

£18,500 pa

**with Vacant Possession
of Offices**

**SIX WEEK COMPLETION
AVAILABLE**



NB. The plan is for identification only. © Crown Copyright, ES 100004106

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
14 & 16	W Yeomans (Chesterfield) Ltd (t/a Yeomans Outdoors) (1)	Gross Frontage 9.15 m (30') Net Frontage 6.55 m (21' 6") Shop Depth (max) 14.10 m (46' 3") Built Depth (average) 15.30 m (50' 3")	10 years from 28.03.2008 Rent review every 5th year IR	£18,500 p.a.	Rent Review 2013
	Vacant	Mezzanine 18.00 sq m 193.76 sq ft Second Floor Offices 63.00 sq m 678.15 sq ft Third Floor Offices 50.50 sq m 543.60 sq ft			

(1) No. of Branches: 93 nationwide. Website Address: www.yeomansoutdoors.co.uk. Yeomans Outdoor Leisure is the UK's largest independent camping and outdoor retailer with over 100 years experience.

Total £18,500 p.a.

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

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