



## Retail in NG19

High Street, Mansfield Woodhouse,  
Mansfield, Nottinghamshire, NG19 8AN

**£99,000** Starting Bid

Tenure

**Freehold**

Rear parking

## Property features

- ✓ High street location
- ✓ Multiple business opportunities
- ✓ Large commercial premises spread over three floors
- ✓ Grade 2 Listed building

## Description

For sale via secure sale online bidding - terms and conditions apply.

A wonderfully large commercial property situated on the main high street in the heart of Mansfield Woodhouse.

Mobile Signal

4G great data and voice

Front Shop

Basement cellar

19' 7" x 12' 4" (5.97m x 3.76m) A large open space with vinyl flooring, two large front windows and door leading to the main high street. An opening into the back shop.

Rear Shop

12' 4" x 11' 1" (3.76m x 3.38m) With vinyl flooring, radiator, window to the side, an opening into the kitchenette and doors leading to the inner hall and cellar.

Inner Hall

7' 10" x 3' 0" (2.39m x 0.91m) With carpet flooring, window to the side aspect. stairs off to the first floor and a door leading into the clock room.

Cloakroom 1

8' 1" x 3' 5" (2.46m x 1.04m) With low flush WC and hand wash basin.

Kitchenette

11' 1" x 9' 2" (3.38m x 2.79m) With wall and base units, roll top worksurface and stainless steel sink. Window to the rear, carpet flooring radiator and store cupboard housing combi boiler. a door leads into the back storage room.

Rear Storage Room

10' 10" x 5' 0" (3.30m x 1.52m) With part tiled flooring, stairs off to the first floor and a door leading to the rear parking area.

First Floor landing

7' 4" x 3' 4" (2.24m x 1.02m) With carpet flooring.

Room One

20' 6" x 12' 2" (6.25m x 3.71m) With carpet flooring, two radiators and four windows.

#### Room Two

13' 2" x 10' 2" (4.01m x 3.10m) With carpet flooring, radiator and window.

#### Room Three

10' 5" x 10' 2" (3.17m x 3.10m) With carpet flooring, radiator and window.

#### Room Four

10' 2" x 10' 0" (3.10m x 3.05m) With carpet flooring, radiator and window.

#### Inner Hallway

7' 4" x 3' 4" (2.24m x 1.02m) With carpet flooring and window. Stairs off to the second floor.

#### Cloakroom 2

5' 6" x 2' 8" (1.68m x 0.81m) With low flush WC and hand wash basin.

#### Second Floor Landing

10' 3" x 9' 1" (3.12m x 2.77m) With carpet flooring and window.

#### Room Five

21' 9" x 10' 5" (6.63m x 3.17m) With carpet flooring, radiator and window.

#### Room Six

13' 5" x 10' 4" (4.09m x 3.15m) With carpet flooring, radiator and window.

#### Outside

With parking space to the rear.

Price: Starting Bid £99,000

Property Type: Retail

Business Type: Other/Unspecified

Parking: Rear

## Description

Commercial investment shop within a Grade 2 Listed Building



## Location

Situated on the main high street in the heart of Mansfield Woodhouse



## EPC

This property's energy rating is E.



## Tenure

Freehold - Title number NT232144



## Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.





High Street, Mansfield Woodhouse, Mansfield, Nottinghamshire, NG19 8AN

Contact your local branch today for more information on this property:

**27-28 Tuesday Market Place, King's Lynn, Norfolk, PE30 1JJ,**  
**TBC<http://www.norfolkpropertyauctions.com>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

