

FOR SALE

THE CHARTERS ARMS PUBLIC HOUSE
(WITH VACANT POSSESSION)

284.10 SQ M / 3,027 SQ FT



EXCHANGE ROW
MANSFIELD
NOTTS
NG18 1JU

LOCATION

The property is situated on the corner of Exchange Row/Market House Place, immediately to the south west of Mansfield's Market Place, adjacent to a further public house to the south west and to the north east the former County Court House, now in the ownership of J D Wetherspoon Public Houses.

The position is within a short walk of the Four Seasons Shopping Centre in the centre of Mansfield and the property therefore enjoys a central position.

Transport links are considered to be excellent with the close proximity of St Peter's Way, which acts as part of the Mansfield Ring Road and the property is within walking distance of Mansfield's bus and railway station.

DESCRIPTION

The property comprises a mid-18th Century Grade II Listed three storey property, of traditional brick construction beneath a pitched roof.

The exterior of the property has a rendered finish and has been colour washed as appropriate.

Windows to the property are of timber sash, being single glazed and are typical of the period, with stone lintels/headers to the first and second floors.

Internally, the property comprises a cellar for the storage of beer, wine and spirits, with the ground floor benefiting from a public bar and appropriate male and female WC facilities. These are the only operational areas of the property at the present time.

The first, second and third floor/attic areas of the accommodation are in need of refurbishment.

The specification of the public bar includes tiled floor, heating by way of hot water radiators, timber bar including the usual fittings associated with the sale of alcohol including fridges, beer pumps, drink dispensers and male and female WC facilities etc.

ACCOMMODATION

Note

These areas are provided for information purposes only and prospective purchasers are advised to undertake their own measured survey.

We would detail the existing accommodation as follows.

	SQ M	SQ FT
CELLAR	33.29	358
GROUND FLOOR		
Public Bar	77.44	803
Female WC	8.15	88
Male WC	11.19	120
FIRST FLOOR	58.21	627
SECOND FLOOR	70.26	756
LOFT/ATTIC	25.56	275
TOTAL ACCOMMODATION	284.10	3,027

RATING

We have made enquiries of the Valuation Office Agency – Rating List on the Internet and the subject property is assessed for rating purposes as follows.

- 2005 Rateable Value £9,600

However, we would encourage any potential purchaser to satisfy themselves as to the current Rateable Value and the amount payable annually.

PLANNING

We are advised by Mansfield District Council, Planning Control Department, Civic Centre, Chesterfield Road South, Mansfield, Notts, NG19 7BH, telephone 01623 463463, that the property is Grade II Listed and it is located within a Conservation Area.

In addition, we are able to confirm that the property operates within its current and existing planning permission as a public house.

We would encourage any prospective purchaser to make their own enquiries with Mansfield District Council, Planning Control Department.

ASKING PRICE

£350,000 (Three Hundred and Fifty Thousand Pounds).

LEGAL COSTS

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

VIEWING

To view or request any further information please contact the sole agents.

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**ML/GSP/TGS/262
(Prepared on 3 December 2008)**

SUBJECT TO CONTRACT

PROPERTY MISDESCRIPTIONS ACT 1991 NOTICE

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2 Information on tenure or tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by Solicitors.

3 Information as to Rating matters and Town and Country Planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Interested parties are recommended to verify this information in writing prior to entering into any commitment to purchase or lease.

4 All plans supplied by the Agents are provided solely to assist in the identification of the property.

5 All figures quoted are exclusive of VAT unless expressly stated to the contrary. All interested parties are strongly recommended to satisfy themselves as to the position on VAT by independent written enquiry.

6 All information on the availability of mains services is based on information supplied by the Vendor/Lessor. All other statements regarding service installations do not warrant the condition or serviceability of the installations referred to.

All statements contained in these particulars are believed to be correct, but their accuracy is not guaranteed, nor do they form any part of any contract or warranty. Unless specified to the contrary, interested parties should note that all distances and floor areas are approximate and are given for guidance purposes only and information on tenure or tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Lessees are recommended to have this information verified by their Solicitor and Chartered Surveyor.