

MUSSON LIGGINS

Chartered Surveyors · Property Consultants · Valuers

· PROPERTY ·

30 Clarendon Street
Nottingham
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· PARTICULARS ·

FOR SALE

❖ DEVELOPMENT OPPORTUNITY ❖

❖ FORMER MOTOR DEALERSHIP PREMISES ❖

❖ SHOWROOMS & WORKSHOPS ❖

SITE AREA APPROX 0.61 HECTARES / 1.50 ACRES



SHOWROOMS & OFFICES

570.67 SQ M (6,140 SQ FT)

WORKSHOPS & STORAGE

1,557.03 SQ M (16,816 SQ FT)

DEVELOPMENT OPPORTUNITY SUBJECT TO PLANNING PERMISSION

VALUABLE TOWN CENTRE LOCATION

NOTTINGHAM ROAD

MANSFIELD

NG18 1BH

SITE PHOTOGRAPHY



LOCATION

The property is prominently located at the junction of the A6009, St Peter's Way, and the A60, Nottingham Road which is the principal arterial route linking Mansfield with Nottingham, which is located approximately 12 miles to the south. The site is in an established commercial area close to Mansfield town centre and enjoys a highly visible and accessible location.

The site is located within close proximity of the established St Peters Retail Park with other prominent occupiers including Sainsbury's, B & Q and Halfords all within a short distance of the subject property on Nottingham Road.

Mansfield has a catchment population of approximately 100,000 people with excellent communication links with the M1 motorway being located approximately 5 miles to the west of Junction 28 and accessed via the A38 trunk road. Additionally, there are excellent rail links with Nottingham and Worksop via The Robin Hood Line.

DESCRIPTION

The site comprises former motor dealership which include showroom and offices, split level workshops and underground storage accommodation. The site provides for a large tarmacadam forecourt for vehicle display, storage and customer car parking.

In addition and to west of the former car dealership and accessed off Brunt Street is a detached former Snooker Hall with associated car parking.

The site in total extends to approximately 0.61 hectares / 1.50 acres.

ACCOMMODATION

Showroom and Office Accommodation	411.26 sq m	4,424 sq ft
Showroom and Office Accommodation	159.41 sq m	1,716 sq ft
Workshop/Storage Accommodation	1,193.63 sq m	12,845 sq ft
Former Snooker Hall	363.40 sq m	3,971 sq ft
TOTAL ACCOMMODATION	2,127.70 sq m	22,956 sq ft

The floor areas are provided for information purposes only, with prospective purchasers advised to undertake their own measured survey.

TENURE

The property is Freehold and is offered with Vacant Possession.

RATING

We have made enquiries of the Valuation Office Agency – Rating List on the Internet and the subject properties are assessed for Rating purposes as follows:

- Car Showroom & Premises £65,000
- Snooker Club & Premises £ 8,200

Potential purchasers should satisfy themselves as to the current Rateable Value and amount payable.

PLANNING & HIGHWAYS ENQUIRES

We are advised by Mansfield District Council's Planning Control Department that the site has planning consent for its existing use within Category Sui Generis (Car Sales & Repair) and D2 Assembly and Leisure of the Town & Country Planning (Use Classes) Order of 1987.

The site is considered ideal for redevelopment subject to the necessary consents. Interested parties should make their own enquiries of Mansfield District Council's Planning Control Department, telephone number 01623 463463, contact Phil Cook.

Any Highway enquiries should be made of Nottingham County Councils, Highways Department, telephone number 08449 808080.

SERVICES

We understand that all main services are available to the site.

PRICE UPON APPLICATION

(The property may be available to let, subject to satisfactory lease terms being agreed).

VIEWINGS

Please contact the Sole Agents:

**Musson Liggins
30 Clarendon Street
Nottingham
NG1 5HQ**

**Tel: 0115 941 5241
Fax: 0115 950 0946**

**Matthew Liggins
e-mail: mal@mussonliggins.co.uk**

OR

**Please ask for Thomas Szejter
e-mail: tgs@mussonliggins.co.uk**

**ML/TGS/MAL/261
(Prepared on 26 October 2008)**

SUBJECT TO CONTRACT

PROPERTY MISDESCRIPTIONS ACT 1991 NOTICE

Musson Liggins Limited, for themselves and the Vendors or the Lessors of the property whose Agents they are, give notice that:

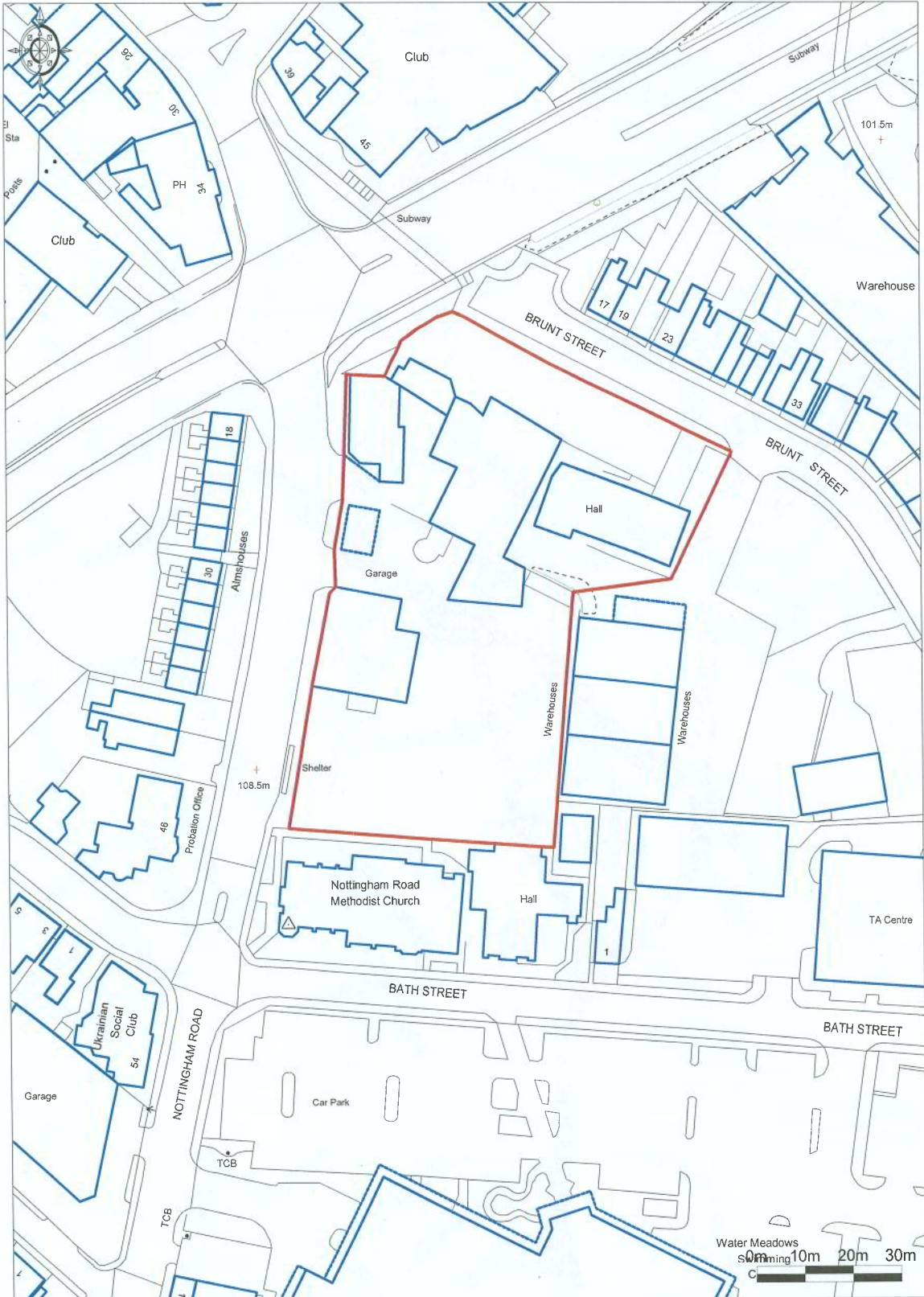
i) The particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, any offer or Contract;

ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given in good faith and without responsibility and are believed to be correct, but intending Purchasers or Tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

iii) No person in the employment of Musson Liggins Limited has any authority to make or give any representation or Warranty whatever in relation to this property.

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- 1 All dimensions, distances and floor areas are approximate and for guidance purposes only;
 - 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.



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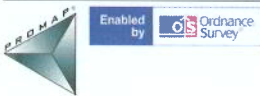
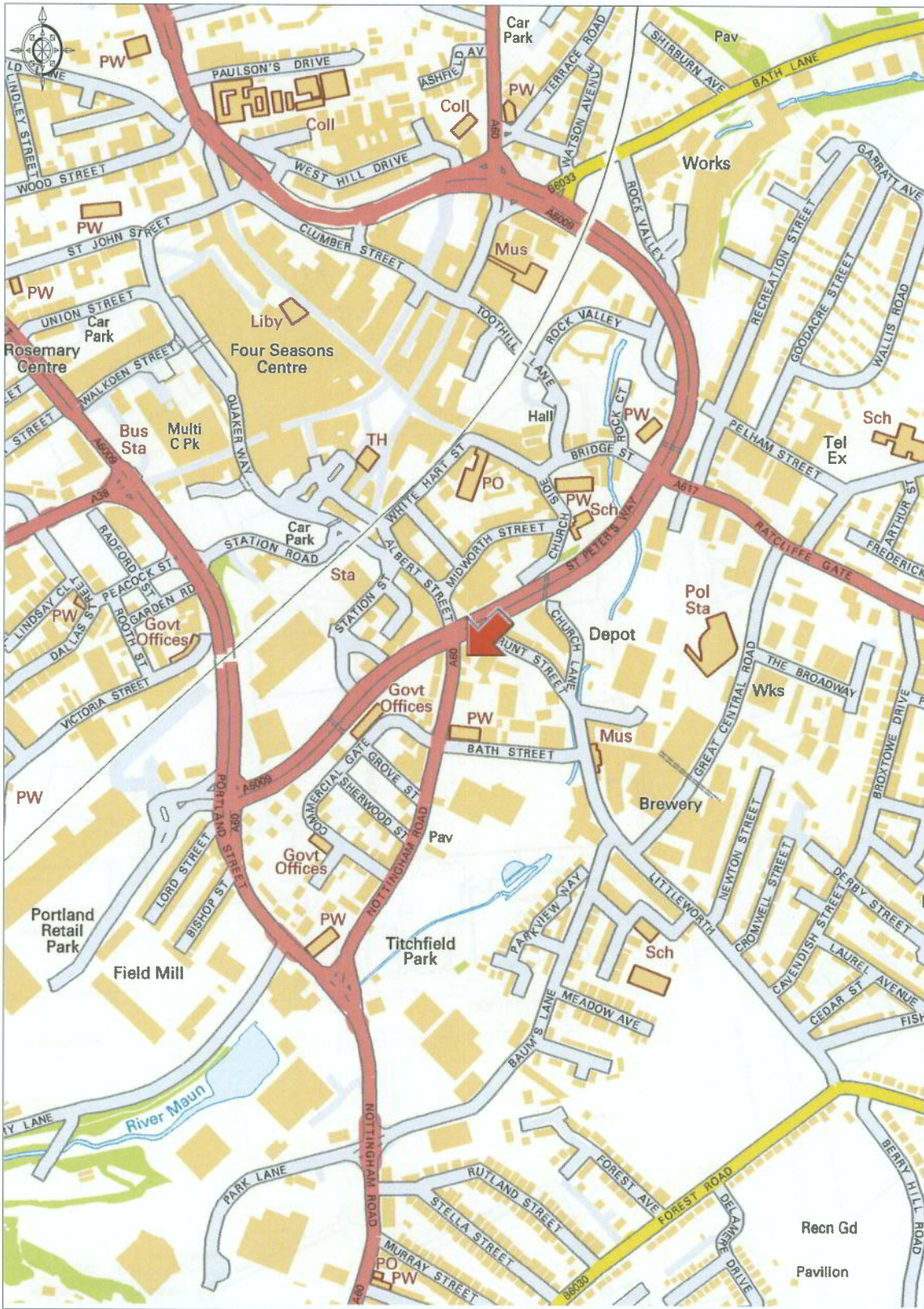
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Nottingham Road
Mansfield
NG18 1BH

MUSSON LIGGINS

LOCATION PLAN

(showing the position of the subject property in relation to its immediate surrounding area)



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