

# Co-operative House Queen Street, Mansfield



Former Bank To Let  
£33,000 pax



## Mansfield

Mansfield is an historic market town nestled within the Maun Valley in Nottinghamshire. The town is the northern terminus of the A38, the longest 'A' road which runs from Bodmin in Cornwall. Mansfield can be reached in around 15 minutes from 3 junctions of the M1 and is only 18 miles from the A1.

### Location

The property is located on Queen Street, part of Mansfield's main shopping district. Other retailers include Topshop/Topman, WHSmith, Superdrug, F.Hinds the Jewellers and JD Sports. Also The nearest railway station, Mansfield, is only 170 yards away.

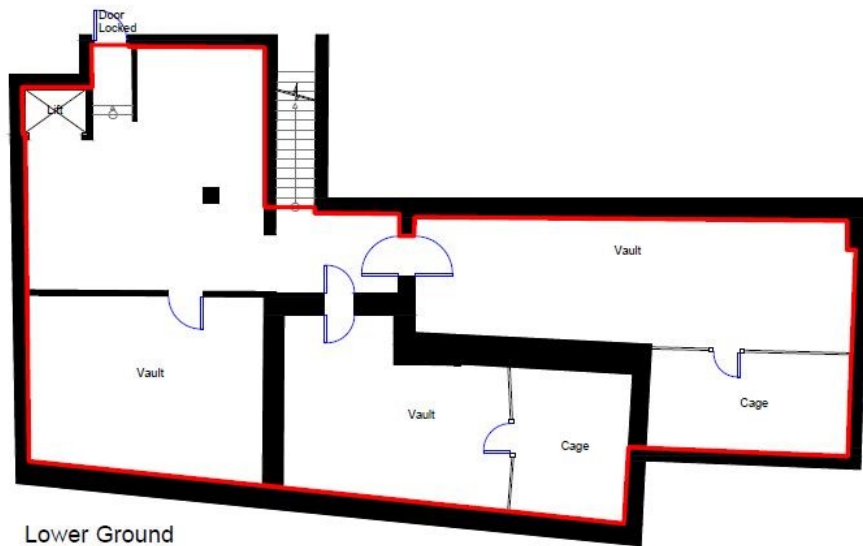
### Description

The property is currently unoccupied but was previously a branch of The Co-Operative Bank. It is arranged over lower ground, ground and first floor levels. The property provides the following gross internal floor areas\*:-

Lower Ground Floor	1,538 sq.ft.
Ground Floor	1,664 sq.ft.
First Floor	858 sq.ft.

\*All measurements should be verified on site.





## Rates

With effect from 1 April 2017 the property was listed in the Valuation Roll with a Rateable Value of £54,000.

## VAT

The property is elected for VAT & accordingly VAT will be payable.

## Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction, together with VAT thereon.

## Rent

Offers in the region of £33,000 pax



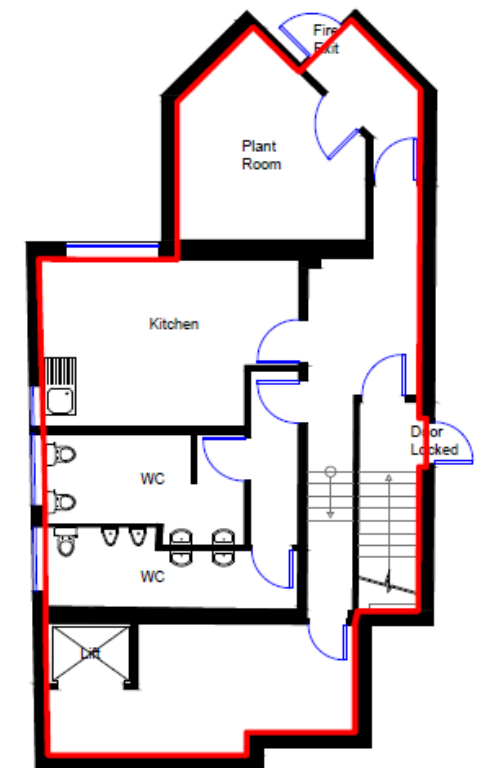
## Viewing

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### Property Misrepresentation

The information contained within these Particulars has been checked and is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change out with our control. When we are advised of any change we will inform all enquirers at the earliest opportunity. Date of publication July 2018