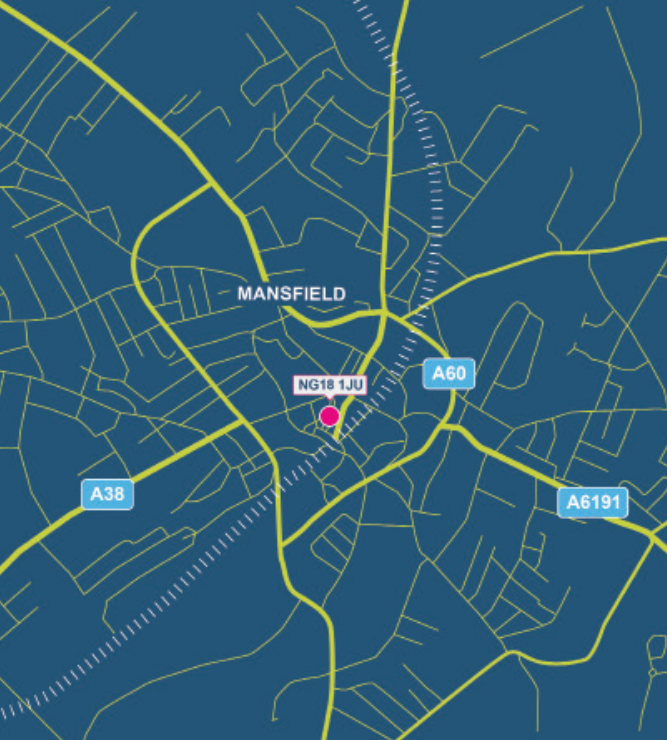




BANKS LONG&Co

CROWN & ANCHOR, EXCHANGE ROW,
MANSFIELD, NG18 1JU

- Town centre pub with living accommodation over
- 350.54 sq m (3,772 sq ft) GIA
- Busy central location close to bus station
- Fitted out to good standard
- Attractive outside seating area on first floor
- Rare freehold opportunity in town
- **FOR SALE**



Mansfield



50 metres

Experian Goad Plan Created: 26/06/2017
Created By: Banks Long



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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require estate agents and solicitors to formally identify parties to a transaction. Interested parties will therefore be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill. BANKS LONG & CO for themselves and for the vendors or lessors of this property whose agents they give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any 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 BANKS LONG & CO has any authority to make or give any representation or warranty whatever in relation to this property.

LOCATION

The property is situated within Mansfield town centre, to the south west of Market Place and a short walk from the new £11.6 million Transport Interchange on Quaker Way. There is a pay and display car park immediately to the front of the property.

Mansfield is a busy Market Town. It is situated about 15 miles north of Nottingham, 24 miles south of Sheffield and 140 miles north of London. The town has a primary retail catchment of 234,000 and an estimated shopping population of 149,000. The population within a 10 mile radius is about 470,000, with current projections estimating a 2.8% increase by the end of 2017.

PROPERTY/ACCOMMODATION

The property comprises a mid-terrace public house of traditional construction, laid out over 3 floors, which have been fitted out to a good standard. The main trading areas are laid out on the ground floor with access off Exchange Row, with a further outside seating area situated on the first floor. The fully fitted catering kitchen and main WCs are also found on the first floor. The two bedroom living accommodation can be found on the second floor. There is a cellar with a beer drop found within the basement.

Having measured the property in accordance with the prevailing RICS property measurement guidance, we calculate that the property has the following floor areas:

Ground Floor	139.24 sq m	(1,499 sq ft)
Cellar	38.59 sq m	(415 sq ft)
First Floor	82.83 sq m	(891 sq ft)
Second Floor	89.88 sq m	(967 sq ft)
Total GIA:	350.54 sq m	(3,773 sq ft)

EPC Rating: E112

SERVICES

We understand that all mains services are available and connected to the property. Interested parties are advised to make their own enquiries with the relevant service providers.

TOWN AND COUNTRY PLANNING

The current use of the property falls within Class A4 (Drinking Establishment) of the Town and Country Planning Use Classes Order 1987 (as amended), with ancillary living accommodation on the second floor. The property is not Listed but is situated within a Conservation Area.

RATES

Charging Authority: Mansfield District Council
Description: Public House & Premises
Rateable value: £33,500
UBR: 0.493
Period: 2018-2019

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

The residential accommodation falls within Council Tax Band A.

TENURE

The property is being offered **for sale** with vacant possession on completion.

PRICE

Offers in the region of **£300,000**

VAT

VAT may be payable at the prevailing rate in addition to the purchase price.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

VIEWING: To view the premises and for any additional information please contact the sole agents.

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Ref. 8717/2017