

FOR
SALE



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

Chadwells
Estate & Letting Agents

Auction Guide Price £110,000 - Freehold Forest Road, New Ollerton, Newark, NG22 9QT 01623 861861 Property@chadwells.co.uk

PROPERTY SUMMARY

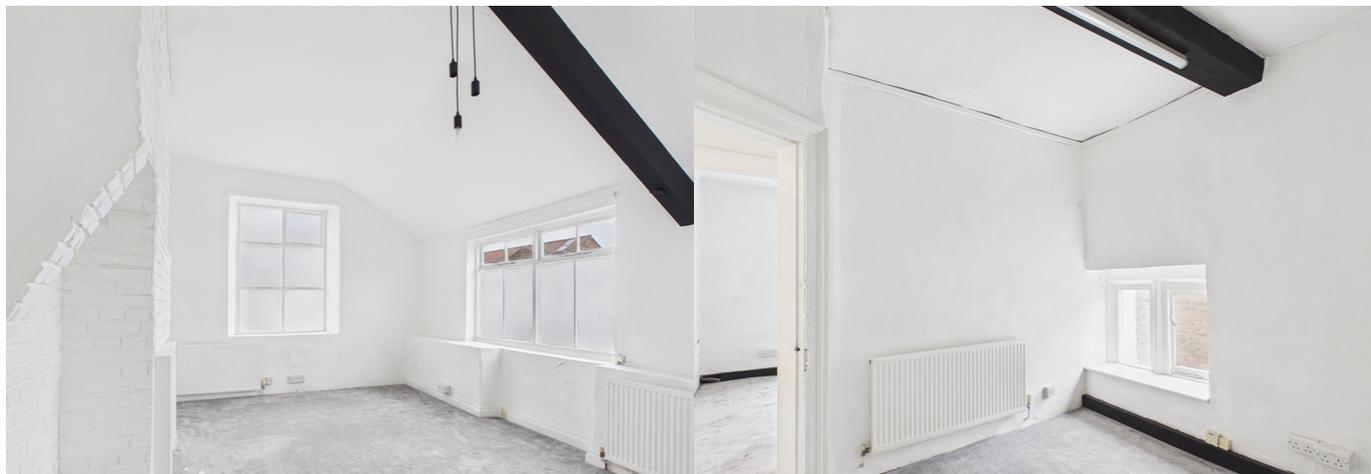
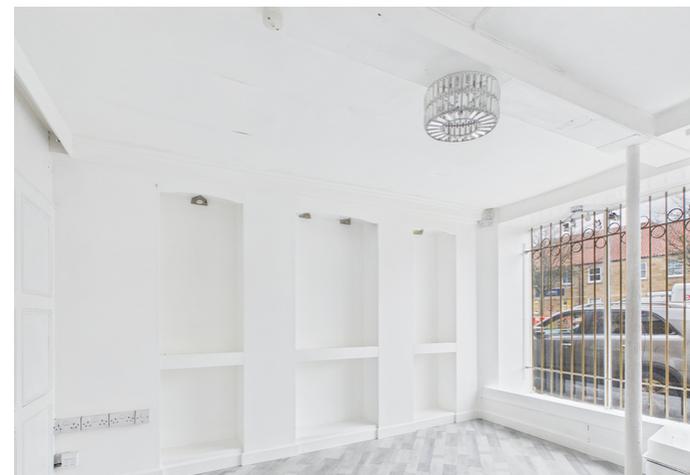
A wonderfully large commercial property situated on the main high street in the heart of Mansfield Woodhouse.

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £110,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

POINTS OF INTEREST

- High street location
- Large commercial premises spread over three floors
- Multiple business opportunities
- For Sale via Auction



Front Shop

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.

Cellar

Additional storage space

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

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

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 two parking space to the rear.

**MATERIAL
INFORMATION**

Council Tax: Band D

N/A

Parking Types: None.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

Mobile Signal

4G great data and voice

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

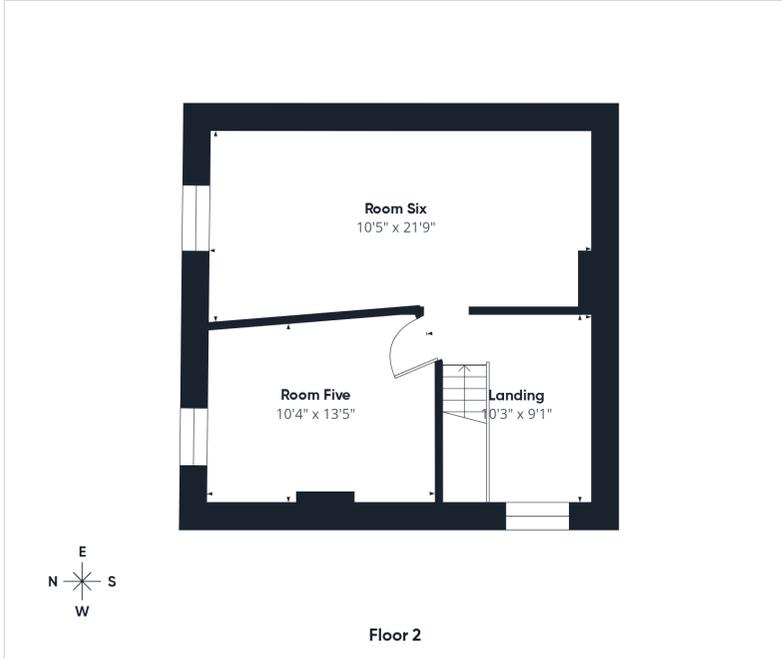
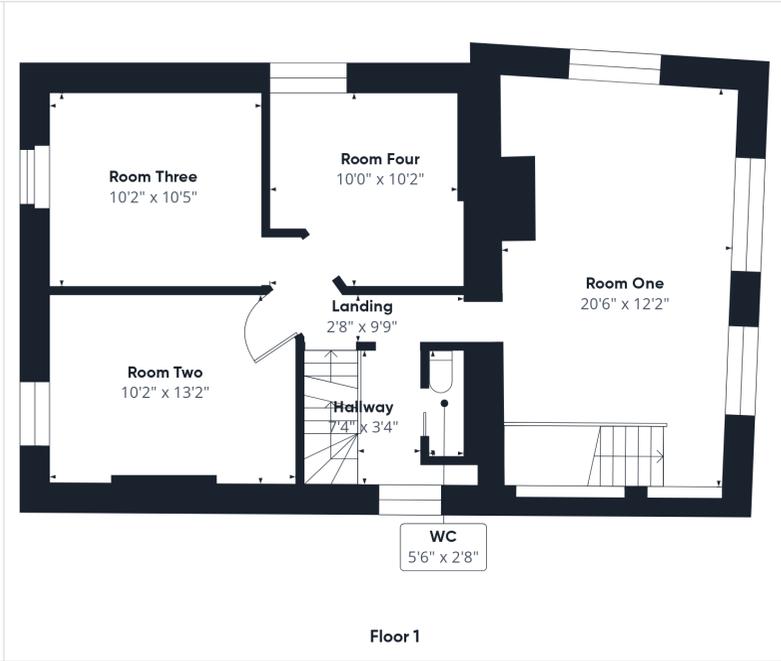
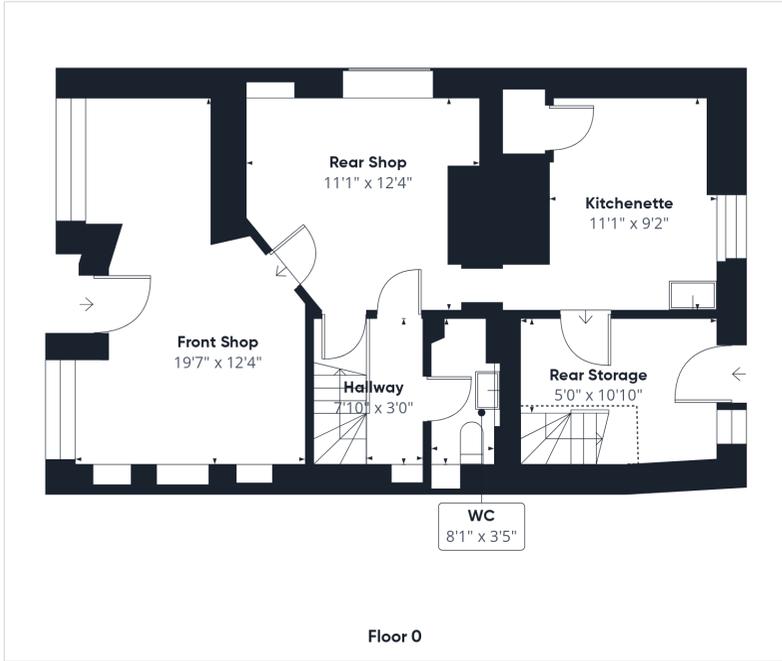
Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way?

No





Approximate total area⁽¹⁾
1692 ft²

Reduced headroom
16 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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