



**113 Nottingham Road**  
**Mansfield, Nottinghamshire NG18 4AJ**  
**£300,000**

- A RARE OPPORTUNITY TO PURCHASE FREEHOLD COMMERCIAL PROPERTY ON NOTTINGHAM ROAD. OCCUPIED BY AN ESTABLISHED BUSINESS, WHO ARE RELOCATING TO ALTERNATIVE PREMISES
- GROUND FLOOR COMPRISING L-SHAPED SALES AREA AND STORAGE, STORE ROOM AND CLOAKS
- THERE IS A SEPARATE ENTRANCE, GIVING ACCESS TO THE FIVE BEDROOM FLAT ON THE FIRST AND SECOND FLOORS
- TO THE SECOND FLOOR ARE THREE ADDITIONAL DOUBLE BEDROOMS AND SHOWER ROOM (SHOWER, WC AND BASIN)
- WE BELIEVE THIS ACCOMMODATION WOULD BE MORE SUITABLE FOR A HOUSE IN MULTIPLE OCCUPATION
- OUR CLIENT IS RELOCATING AS OF 31 MARCH, SO THE GROUND FLOOR SHALL OFFER VACANT POSSESSION
- A DOOR FROM THE STORE PROVIDES ACCESS TO THE REAR PARKING, FOR LOADING/UNLOADING PURPOSES
- FIRST FLOOR CONSISTS OF, LOUNGE, FITTED BREAKFAST KITCHEN, TWO BEDROOMS, SHOWER ROOM, AND CLOAKS
- THE FLAT HAS BEEN RENTED OUT AT £450PCM BUT WILL BE SOLD WITH VACANT POSSESSION ON COMPLETION

## VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

## DIRECTIONS:

From Mansfield, leave on Nottingham Road and the property is on the left-hand side, opposite the Sainsbury's supermarket.

## ACCOMMODATION COMPRISES

Ground floor, having ramp leading up to the front door.

## SALES AREA

The sales area to the front has central door and single glazed picture windows either side. Suspended ceiling and counter. Display fitments and shelving.



## STORE

Stainless steel sink unit and single drainer. Door providing access to the rear parking area. Two water meters, one believed to be for the ground floor and one for the first-floor accommodation.



## CLOAKROOM

WC and wash hand basin.

## FIRST FLOOR

accessed by its own front door on Nottingham Road.

## HALLWAY

## LOUNGE

Built in cupboard with consumer unit. Electric panel heater. UPVC window to the front elevation.



## BREAKFAST KITCHEN

Fitted with base and eye level units, work surfaces and stainless-steel sink unit and single drainer. UPVC front elevation.



## BEDROOM

Electric panel radiator. UPVC front elevation.

## BEDROOM

UPVC rear aspect.

## SHOWER ROOM

With shower cubicle.



### **CLOAKROOM**

Having WC, wash hand basin, full tiling to the walls and UPVC obscure glaze.



### **OUTSIDE**

The property fronts to one of the main arterial roads in the area and Nottingham Road offers a whole range of amenities – supermarket, restaurants, public houses, multiplex, retail park, schools, petrol stations, plus independent retailers. It links directly with Nottingham by bus and by train, using the Robin Hood Line.



To the rear, off street parking is accessed via Murray Street.

### **SECOND FLOOR**

#### **BEDROOM**

UPVC aspect. Storage heater.

#### **BEDROOM**

UPVC aspect. Storage heater. This room was not inspected at the time of our appointment.

#### **BEDROOM**

Electric panel radiator. UPVC front elevation.

#### **SHOWER ROOM**

shower, wc and wash basin



The ground floor commercial premises have a rateable value of £8,900 from 1 April 2026. Any rates payable haven't been confirmed at the time of printing.

The first and second floor accommodation is in council tax band A ([Mansfield-dc.gov.uk](http://Mansfield-dc.gov.uk)).

### **FINANCIAL ADVICE**

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS**

ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### **MONEY LAUNDERING**

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### **AS WITH ALL OUR PROPERTIES**

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5865/11.03.26

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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