



Playground

37 Leeming Street
Mansfield
NG18 1NB

Freehold: £400,000
Leasehold: £50,000
Annual Rent: £40,000

Ref: 5752392

KEY HIGHLIGHTS

- Freehold / Lease Nightclub and Bar for sale
- Town centre location with corner plot front
- Ground and 1st floor trading area
- Upper floor accommodation and office
- Great potential for new operator or concept
- 7 days late licence until 3am. EPC Rating A



LOCATION

Playground is located on the corner of Leeming Street and Clumber Street, in Mansfield town centre. Mansfield is an old market town and the 2nd largest settlement in Nottinghamshire, around 12 miles north of Nottingham with a population of c. 110,000 at the last census. Mansfield's outskirts feature Sherwood Forest, East Midlands shopping outlet, Clumber and Rufford Park and The Robin Hood visitor centre.





DESCRIPTION

The unit has a frontage from Clumber Street, next door to a large Wetherspoons pub, with a secondary access on Leeming Street which leads directly to the market town centre.

The ground floor is an open space with dancefloor, DJ booth, bar and seating area, with access to the rear smoking garden. The first floor has an additional bar and floor space, currently occupied with various arcade style games and machines. Male and Female WC's and access to the office on the top floor complete the offering.



THE OPPORTUNITY

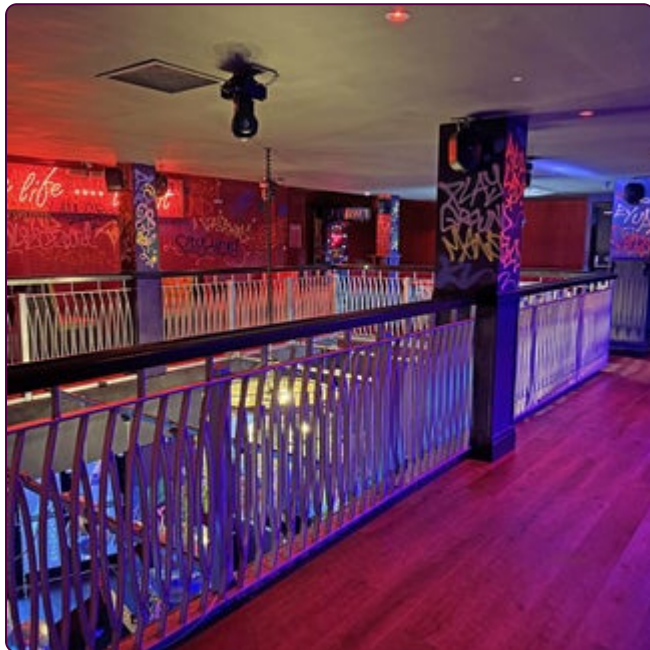
Playground is available on a vacant possession basis to a new operator who wants a prime spot in a large town and district centre. The venue is suitable as a bar / club or new concept. The site has a late license and flexible internal layouts.

FIXTURES & FITTINGS

Fixture and Fittings can be included within the sale.

TENURE

We are seeking a freehold purchaser or leasehold term 10 years.

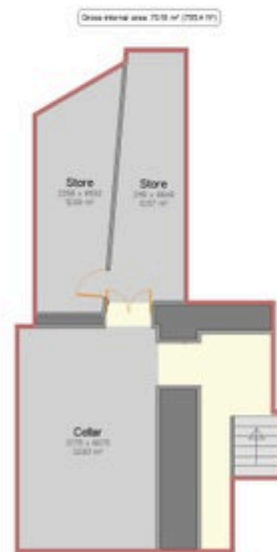




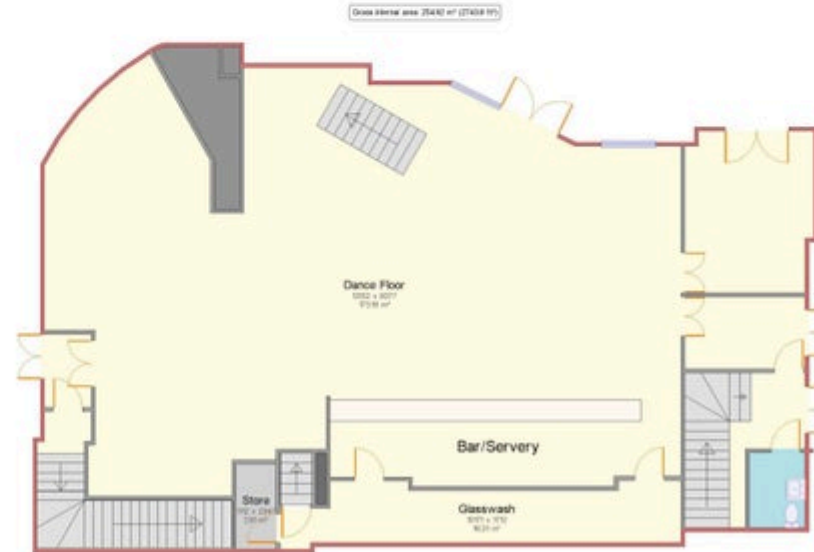
2nd Floor



1st Floor



Cellar



Ground Floor

DEBT & INSURANCE ADVISORY

FINANCE

Christie Finance has over 40 years' experience specialising in sourcing commercial finance. We can offer support throughout the whole buying process, working tirelessly on your behalf to deliver effective funding solutions on a timely basis. We can offer both secured and unsecured lending solutions to suit potential buyer requirements.

CONTACT

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CONTACT

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CONTACT

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:



JONTY GREEN

Business Agent

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CONDITIONS OF SALE

These particulars are a general guide to the property and are not to be relied on as statements or representations of fact. Purchasers should instruct professional advisers and rely on their own searches, enquiries and inspections regarding the property and any associated business. Neither Christie & Co nor any employee is authorised to give any representation or warranty regarding the property. Christie & Co for itself and for its client gives notice that: (a) these particulars are made without responsibility on the part of Christie & Co or the client and do not constitute any part of an offer or contract; (b) Christie & Co has not conducted a detailed survey or tested services, appliances or fittings; and (c) any dimensions, floor plans and photographs provided are for indicative purposes only.

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