



The Top Club

Ref: 5752377

168 Mansfield Road, Clipstone Village, Mansfield,
Nottinghamshire, NG21 9AA

Freehold: £350,000

A Well Supported Community Social Club

Large 470 Internal Capacity

3 Good Size Bar Areas

Sought After Highcross Location

Enclosed Car Park to the Rear

Energy rating C



The Top Club is long established and well supported Social Club located in Clipston Village near Mansfield, Nottinghamshire. It has a large internal floor area in region of 821 sqm or 8837 sqft. This is divided in 3 bar areas meaning it is flexible in terms of opening, events and functions, pub teams, entertainment and more than anything has a fantastic capacity to levy a high level of Turnover. It has been well maintained and improved by the current owner making it a turnkey offering for a new owner. Internal viewing is highly recommended.



Internal Details

- Flexible Layout Over 2 Floors
- 470 Internal Capacity
- 2 Lounges Located to the Ground Floor
- Large First Floor Function Room
- Bright, Well Maintained Spaces
- Small Kitchen

Trading Information

We are in receipt of some financial information from our client and in addition the wet split. This can be made available to registered interested parties upon request.

Tenure

We are seeking a Freehold sale.





Fixtures & Fittings

These are to be included within the sale.

External Details

- Prominent Frontage
- Community Village Location
- Enclosed Rear Car Park
- Residential Community Location

Business Rates

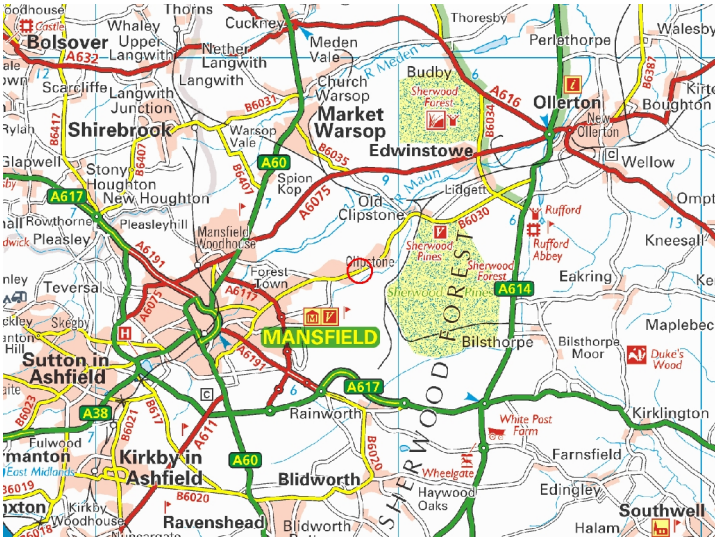
Rateable value £16,750 from 1st April 2023.

Regulatory

We understand the premises is fully licenced and free of tie.

Location

The Top Club is located in Clipstone Village which is a residential area close to Mansfield town in Nottinghamshire. Clipstone has a strong population of 6128 and is highly popular with its local residents. Mansfield is approximately 3.5 miles away with a population of over 100,000 residents in the district. The venue is well located on a parade of shops on the B6030 North East of Mansfield.





DO NOT SCALE THIS DRAWING

Drawing Key

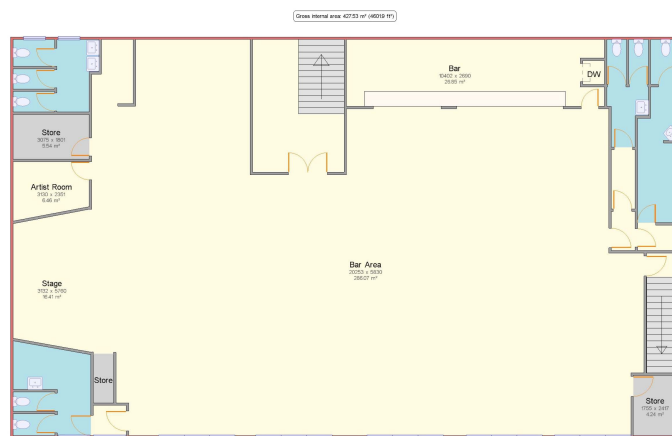
Rev	Date	Amendments
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Tel: 01604 676005
info@bakerlile.com
www.bakerlile.com

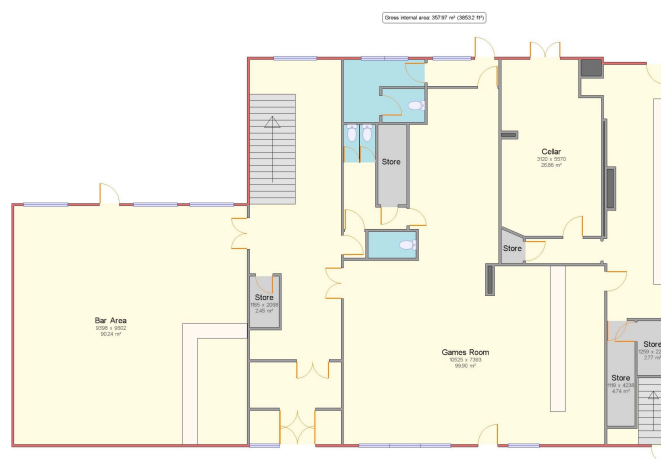
Project

The Top Club
168 Mansfield Road
Clifton Village
Mansfield
NG21 0AA

Drawing No:	8888-20-JNL-20
Drawing Title:	Floor Plan
Drawing Date:	2022
Drawing Size:	A1



1st Floor



Ground Floor



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.

For full information on Christie Insurance please call 03330 107189

Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

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

Matt Hill

Broker - Pubs & Restaurants

M:+44 7855 489 281

E:matt.hill@christie.com

Nottingham