

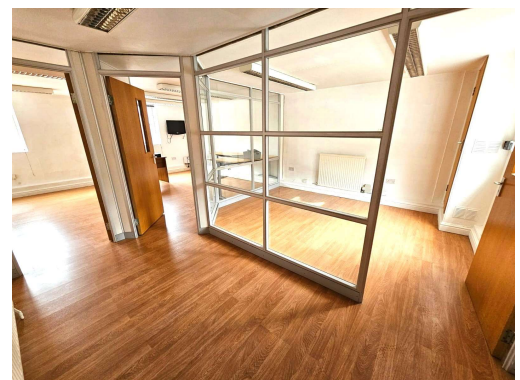


82 Mansfield Street, Nottingham, NG5 4BN

Asking Price: £160,000

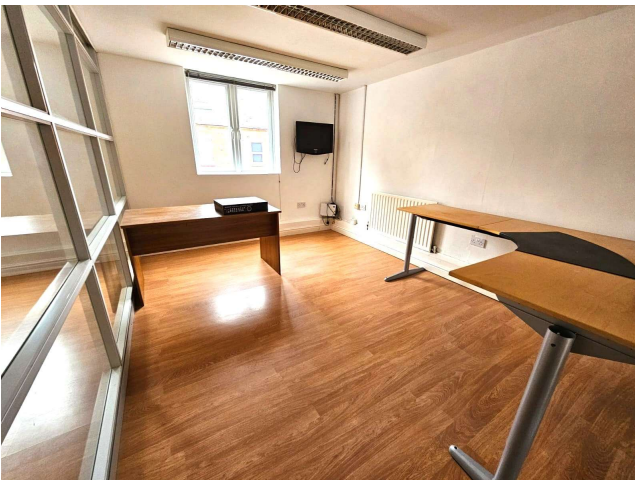
Attractive opportunity for investors seeking sustainable income streams from multi-use commercial premises or owner-occupiers and local traders seeking affordable, flexible space.

- **Suitable for Light industrial / workshop / storage uses**
- **Dedicated Office Accommodation on the First Floor**
- **Great for owner-occupiers and local traders seeking affordable, flexible space**
- **Parking for Multiple Vehicles**
- **Junctions 26 and 27 of the M1 within Easy Reach**



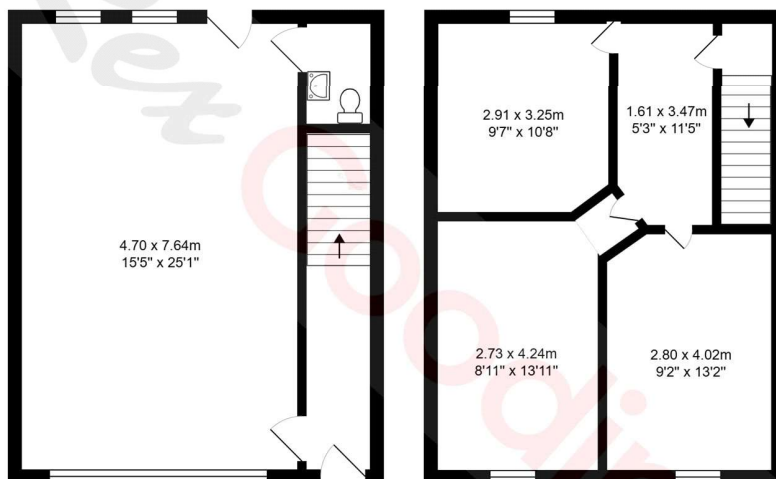
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The property occupies a prominent position on Mansfield Street in Sherwood (NG5 4BN), a popular and thriving suburb approximately 2 miles north of Nottingham city centre. Sherwood is well known for its vibrant high street, which offers a wide mix of independent retailers, national multiples, cafés, bars, and essential services.



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Total Area: 88.9 m² ... 957 ft²

All measurements are approximate and for display purposes only

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.