



Former Gypsy Fashions, Portland Street, Kirkby In Ashfield, Notts,
For Sale: £250,000 or To Let: £250,000

Offers in the region of £250,000.

Former textile factory and printers suitable for a wide variety of light industrial purposes.

Close to town centre.

Ample space to extend the unit.

Excellent car parking to the rear.

LOCATION

The subject property is situated on the north side of Portland Street which leads from Lowmoor Road in the east and to Station Street and Urban Road to the south. The property is very conveniently located within ¼ mile of the centre of the large market town of Kirkby in Ashfield which serves a population in excess of 25,000 and provides a wide range of shops and supermarkets, schools, health centres. There are regular bus and train services to Nottingham and Mansfield which are approximately 13 and 5 miles or so away respectively. The town has good road access via the A38 and the A6018 to Junctions 28 and 27 of the M1 motorway which are both approximately 5 miles distance.

DESCRIPTION

The subject property was originally a textile factory and was later used as a Printers and is now being used as a Showroom and Workshop. It is substantially built brick under a profile sheeted roof. The premises have vehicular access to the side which leads to a large area to the rear which is currently used as for car parking, but there is ample scope to extend the premises if the purchaser so requires.

ACCOMMODATION

The accommodation comprises Reception, 2 potential Showrooms, Kitchen, WCs, together with a Workshop and Stores, together with a loading bay.

The property is situated in a mixed commercial area adjacent to the Ashwood Centre and Travis Perkins. Close to the Kirkby Wellbeing and Health Centre. The property is close to K Gregory and Sons Funeral Directors and S P Stow and is near to several vehicle repair workshops.

SHOWROOM 1 20'7" x 16'9" (6.27 x 5.1)

With 2 central heating radiators, suspended ceiling, boarding to 1 wall.
Access to -



SHOWROOM 2 14'8" X 37'6" PLUS 16'7" X 1'4" (4.48 X 11.43 PLUS 5.05 X 0.412)

With central heading radiator, large display window. Door to outside. Suspended ceiling, fitted carpet. Door to -

WC 6'5" X 5'6" (1.95 X 1.68)

With wash hand basin and low level WC

RECEPTION AREA 8'8" X 16'6" (2.64 X 5.04)

With door to outside. Central heating radiator. Panelled walls. Fitted vinyl flooring. Suspended ceiling.

OFFICE/KITCHEN 27'4" x 9'0" (8.34 x 2.75)

With inset stainless steel sink unit. H&C, base unit below. Double wall cupboard. Vinyl floor with wall mounted gas fired boiler, heating radiator and hot water. Suspended ceiling.



WORKSHOP 17'1" X 24'6" PLUS 49'8" X 28'3" MAX (5.20 X 7.46 PLUS 15.15 X 8.61 MAX)

2.43m headroom. Painted concrete floor. Fluorescent lights. 3 phase electricity supply. Door to -

WC 2 6'5" X 5'6" (1.95 X 1.67)

With vanity unit with cupboard below. Low level wc.

DELIVERY ACCESS 9'6" X 7'6" (2.89 X 2.29)

Delivery access with Loading Bay. Double doors to outside.

LOBBY/STOCKROOM 12'6" X 9'10" (3.82 X 3.00)

With glazed door and fluorescent light outside.

STORE 1 5'4" X 12'8" PLUS 12'3" X 7'10" (1.63 X 3.85 PLUS 3.73 X 2.40)

With concrete floor.

STORE 2 21'4" X 12'6" (6.51 X 3.82)

With shelving.

OUTSIDE

Double gates to the left hand side of the property where there is access to the rear property which provides ample space for parking and for extending the premises.

**TENURE**

The tenure of the property is Freehold.

LOCAL AUTHORITY

Local Authority: Ashfield District Council.

RATEABLE VALUE

From our assessment of the ratings, based on the internet, we understand the property has a rateable value of £5,700. The property should be exempt from rates as it falls within the Small Business Rates Relief Scheme.

SERVICES

Mains water, Electricity, Drainage and Gas are connected to the property.

ASKING PRICE

Offers around £250,000.

VIEWING

By appointment with the Agents, W A Barnes LLP

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Performance Certificate

Non-Domestic Building



Gypsy Fashions
Portland Street
Kirkby-in-Ashfield
NOTTINGHAM
NG17 7AB

Certificate Reference Number:
0890-0932-5479-0326-5002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+..... Net zero CO₂ emissions**A** 0-25**B** 26-50**C** 51-75**D** 76-100**100**This is how energy efficient
the building is.**E** 101-125**F** 126-150**G** Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	344
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	61.94
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this
one could have ratings as
follows:

32

If newly built

85If typical of the
existing stock