



29, Forest Street, Sutton In Ashfield, Notts, NG17 1DA

Asking price £295,000

Retail showroom with offices and stores and a separate vehicle repair workshop with parking.

Secure car park with space for 14 cars providing an income of £5824 per annum.

Prominent town centre location.

LOCATION

The subject premises are situated on the south side of Forest Street between Parliament Street and High Pavement, a short distance from Portland Square and Outram Street. Forest Street is a heavily trafficked road close to the pedestrianed Portland Square and Low Street which leads to the Idlewells Shopping Centre, and are the main shopping thoroughfares in the town.

Sutton in Ashfield serves a population of approx. 50,000 and provides excellent facilities including good shops, schools, and regular bus services to Mansfield Nottingham and Alfreton which are some 14, 4 and 5 miles away respectively.

The A38 provides easy access to Junction 28 of the M1 Motorway which is less than 4 miles distance.

Description

The premises comprise a brick and tiled former car showroom with large display windows and roller shutter door to Forest Street, and is currently used for the sale of gifts, small items of furniture, wedding products and hire of wedding cars and photography. At first floor level there are offices/store rooms, and a completely separate vehicle repair workshop at higher level which is approached by a service road off Parliament Street.

Immediately behind the workshop there is parking for four vehicles and there is a secure car park with space for 14 vehicles which is currently let for parking producing an income of over £5800 per year.



The property is currently used for the sale of wedding gifts and hire of wedding cars and photography, but has formerly been used as a vehicle car sales showroom and motor factors.

The premises adjoin the St. Joseph Catholic Church, are opposite Halfords, a short distance from the Station Road retail park.

The premises are suitable for a wide variety of purposes.

ACCOMMODATION

Showroom 36'3" x 66'10" (11.04m x 20.37m)

With roller shutter door to the front elevation, three large display windows, suspended ceiling, gas fired space heater,

Within the showroom there are two partitioned offices:



OFFICE 1 12'6" X 11'0" (3.82M X 3.36M)

OFFICE 2 12'2" X 11'0" (3.7M X 3.36M)

With suspended ceiling, laminate floor,

LOBBY

With door to external stairs leading to the car park

FIRST FLOOR

SHOWROOM 14'1" X 14'10" (4.29M X 4.52M)

With panelled walls

OFFICE 8'10" X 8'9" (2.7M X 2.67M)

OFFICE 2 9'10" X 14'2" (3M X 4.33M)

LOBBY WITH WC 13'5" X 2'11" (4.1M X 0.88M)

With low level wc , wash hand basin

STORE ROOM 1 9'8" X 14'7" (2.94M X 4.437M)

SHOWROOM 10'0" X 9'7" PLUS 7'7" X 3'1" M (3.04M X 2.92M PLUS 2.3M X 0.94 M)

STUDIO 14'5" X 19'5" (4.40M X 5.93M)

With suspended ceiling, boarded floor

WORKSHOP 39'4" x 46'11" (11.98m x 14.3m)

Approached from a service road off Parliament Street is the Workshop of brick and asbestos construction with roller shutter door 3.05m wide x 2.9m high, three phase electricity supply, minimum headroom of 2.9m,



SEPARATE RECEPTION 9'11" X 8'11" (3.03M X 2.73M)

With counter and door to car park .

WASH ROOM

With deep sink and door to WC.

Outside

Double gates lead to a tarmaced car park surrounded by security fencing with parking space for 14 cars. This car park is currently let on a monthly basis, providing an income of £5824 .

There are an additional four car parking spaces behind the workshop.



SUMMARY OF FLOOR AREA

SERVICES

All main services are connected but no tests have been undertaken to any of the installations. There is a three phase electricity supply to the workshop.

RATING

Local Authority: Ashfield District Council

From our inspection of the 2017 Rating List on the Valuation Office web site, we understand the premises have a rateable value of £25,000.

VIEWING

By appointment with the Agents WA Barnes LLP

FLOOR PLANS

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.

