



87 Outram Street, Sutton In Ashfield, Notts, NG17 4BG

£8,995 Per annum

Single storey sales shop with a total area of 116.82 sq.ms (1257 sq.ft.)

Secure car park with access from a service road to the rear. On-street parking outside and close to the Stoney Street public car park.

Occupying a prominent position on the heavily trafficed Outram Street.

Ideal for a wide variety of retail purposes.

LOCATION

The subject property is situated on the west side of Outram Street between North Street in the south and Downing Street to the north. The property is situated approx. $\frac{3}{4}$ mile from the centre of the large town of Sutton in Ashfield which serves a catchment population in excess of 50,000 and provides a wide of facilities including the Idlewells Shopping Centre, outdoor and indoor market and retail parks.

The town has regular bus services to Mansfield Nottingham and Alfreton and there is also a rail link from Kirkby Hardwick to Nottingham Mansfield and Worksop via The Robin Hood Line.

The town has excellent road access via the A38 to Junction 28 of the M1 Motorway which is less than 5 miles distance.

DESCRIPTION

The subject property comprises a ground floor lock up sales shop of brick and slate construction which has been used for many years for the sale of musical equipment but the tenant is now reluctantly vacating due to his impending retirement.

The property comprises a large sales shop of 79.23 sq.ms (853 sq.ft.) together with a lobby, L shaped kitchen, office and further office/store.

There is a service road which runs between North Street and Downing Street and this provides access to a secure car park at the rear where there is parking for 4-5 cars.

ACCOMMODATION

SALES SHOP 41'2" X 17'9" AVERAGE) (12.54M X 5.40M AVERAGE)

With internal security shutter, large aluminium display window, aluminium door and screen to side with security screen, suspended ceiling with fluorescent lighting and spotlights, burglar alarm, slap boarding and peg boarding to the walls.

ACCESS TO STORE ROOM 17'10" X 6'11" (5.44M X 2.11M)

Which forms part of the sales area, with shelving.

REAR LOBBY 12'9" X 4'5" (3.89M X 1.34M)

L SHAPED KITCHEN 14'10" X 6'11" PLUS 7'9" X 7'1" (4.53M X 2.1M PLUS 2.36 X 2.17M)

With stainless steel sink unit (h&c), base unit below, fitted shelving, peg boarding to one wall, door to outside

OFFICE 12'8" X 9'4" (3.85M X 2.85M)

With panelled walls

REAR STORE /OFFICE 13'11" X 7'0" (4.23M X 2.13M)

OUTSIDE

There is a lean-to brick and slate WC.

A service road leads from North Street in the south to Downing Street in the north, and provides access to a car park to the rear with double wooden gates.

RATING

Local Authority: Ashfield District Council

We understand from our inspection of the Rating List on the Valuation Office Agency web site that the premises have a rateable value of £7900.

The property should qualify for Small Business Rate Relief and no rates should be payable.

LEASE

The premises are available to let at a rental of £10,000 per annum on a full repairing & insuring lease, for a length of term to be negotiated.

SERVICES

Mains water, electricity and drainage are connected to the property but no tests have been undertaken to any of the installations.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Performance Certificate

Non-Domestic Building



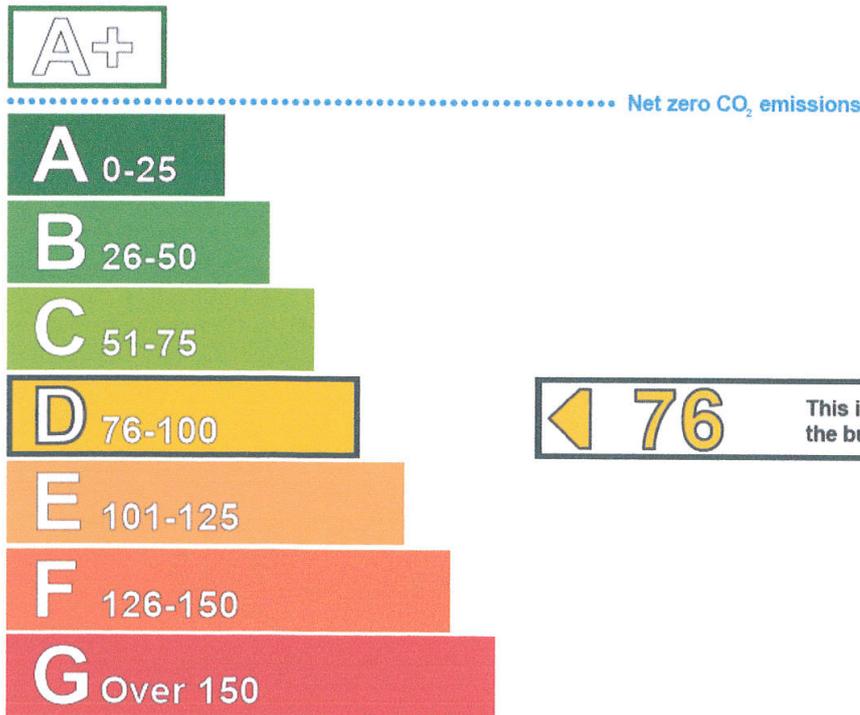
Hardy Smith Music
87 Outram Street
Sutton-in-Ashfield
NG17 4BG

Certificate Reference Number:
0295-9392-6330-9590-6003

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 on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



◀ 76 This is how energy efficient the building is.

Less energy efficient

Technical information

| | |
|--|---------------------------------|
| Main heating fuel: | Grid Supplied Electricity |
| Building environment: | Heating and Natural Ventilation |
| Total useful floor area (m ²): | 113 |
| Building complexity (NOS level): | 3 |
| Building emission rate (kgCO ₂ /m ²): | 123.01 |

Benchmarks

Buildings similar to this one could have ratings as follows:

- 39 If newly built
- 54 If typical of the existing stock