



## 9 Western Avenue, Kirkby In Ashfield, Notts., NG17 7FT

**£4,250 Per annum**

- \* Ground floor lock shop with sales area & partitioned store with a total area of 54.88 sq.ms (590 sq.ft) plus kitchen and w.c.
- \* Formerly used as a convenience store but suitable for a wide variety of retail purposes such as hair and beauty salon, subject to necessary Planning Consents.
- \* The property occupies a prominent position on Western Avenue.
- \* There is parking and a service area to the rear.

## LOCATION

The subject property is situated at the junction of Western Avenue and Central Avenue which is off Kingsway which is the B6021 and leads from Kirkby in Ashfield to Shoulder of Mutton Hill and Derby Road, the A611, Mansfield to Hucknall road.



Western Avenue is situated just over ½ mile from the centre of Kirkby in Ashfield.

The town serves a catchment population of approximately 25,000 and provides a wide range of facilities including good shops, schools, regular bus and train services to Nottingham and Mansfield which are approximately 13 and 4 miles away respectively.

The town has good access via the A38 and the A611 / A608 to junctions 28 and 27 of the M1 motorway.

## DESCRIPTION

The property comprises a ground floor lock up sale shop with external security shutters and access to a service court to the rear, where there is parking space for deliveries and dustbins.

The shop has in the past been used as a convenience store and there is extensive shelving and the Landlord is prepared to provide additional shelving if required, and also, provide a counter if required.

The premises would be ideally suited for a wide variety of retail purposes included hairdressing, health and beauty salon etc and is offered at a realistic rental. The premises may also be used as an office, subject to necessary Planning Consent.

## ACCOMMODATION

Comprises the following:



**SALE SHOP 35'8" average x 17'2" wide reducing to 12'7" (10.86m average x 5.23m wide reducing to**

With display window and external shutters, extensive shelving, suspended ceiling and CCTV camera with partition to form:



### **SMALL STORE 12'7" X 4'11" (3.83M X 1.49M)**

With door to:

### **LOBBY / KITCHEN**

With Belfast sink, cold and hot electric water heater, door to:

### **W.C**

With low level w.c., wash hand basin, cold and hot electric water heater.

### **OUTSIDE**

There is a walled forecourt, whilst to the rear and approached from Western Avenue is a service yard / garage with parking space and delivery access and space for a dustbin. The rear door has an external security shutter.



### **SUMMARY OF FLOOR AREAS**

We calculate the floor areas to be as follows:

Sales shop including the store - 54.88 sq.ms (550 sq.ft).

### **LOCAL AUTHORITY**

Ashfield District Council.

### **RATING ASSESSMENT**

We understand from inspection of the Rating List on the internet, we understand the property has a rateable value of £2,800. The property should be exempt from the payment of rates under the Small Business Rate Relief Scheme.

### **SERVICES**

Mains water, electricity and drainage are connected to the property.

### **VIEWING**

By appointment with the Agents, W. A. Barnes LLP.





Floor Plans

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