

LOT 7

ADDRESS
A1 Northbound
Elkesley, Retford
Nottinghamshire, DN22 8AT

GUIDE PRICE*
£325,000+

ELKESLEY, NOTTINGHAMSHIRE



Roadside Retail Development Opportunity
Located on the A1 - 0.36 Acre Site
Freehold Site with Detached 3,500 Sq. Ft Building

Guide Price*
£325,000+

FEATURES

- Auction Dates: 26th - 27th March 2018
- Excellently position on A1 north at Elkesley
- Site area: approximately 0.36 acres
- Detached commercial building – approximately 3,500 ft²
- Good car parking provision – 37 cars
- Former Indian Restaurant – A3 planning consent
- First floor self-contained two bedroom flat
- Existing tenancy – no longer trading

EPC Rating:
Solicitors

TBC

Location

The property is ideally located for passing trade on the northbound carriageway between Markham Moor and Upper Morton on the busy A1 in Elkesley, North Nottinghamshire. The site can be easily accessed by A1 southbound traffic, less than one mile to the south at the junction with the B6387.

Further local business' on Twyford lane such as The Post Office, Kitti cakes shop and County School of Motoring.

Elkesley is a small village in Nottinghamshire, with a population of around 822. It is only accessible by the A1. Situated 6 miles south of Retford and 8 miles to Worksop.

There are good road links nearby, with easy access to the A57 & A60.

Description

The site offers excellent roadside retail potential, measuring 0.36 acres (0.15 hectares).

The existing building was previously used as an Indian Restaurant, with residential accommodation to the upper floors. The ground floor accommodation benefits from A3 planning consent. To the upper floors there is a two bedroom self-contained flat.

Externally there is a carpark to provide parking for 37 vehicles.

*Guide Price: Each property is subject to a Reserve Price which may be different from the Guide Price

ONLINE AUCTION DATES

26th - 27th March 2018

VIEWING DETAILS

property@johnpye.co.uk
0115 970 6060

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Accommodation

Building - approx. 3,500 sq. ft
Site area: 0.36 acres (0.15 hectares)

The accommodation has not been inspected.

Services

The property is connected to mains electricity, water and drainage. Services have not been tested, so interested parties are advised to carry out their own investigations.

Tenure

Freehold

Business Rates

The VOA states the rateable value to be £18,250

Viewing

Please note only external viewings are available. The building is boarded up.

VAT

VAT is not payable on the purchase price.

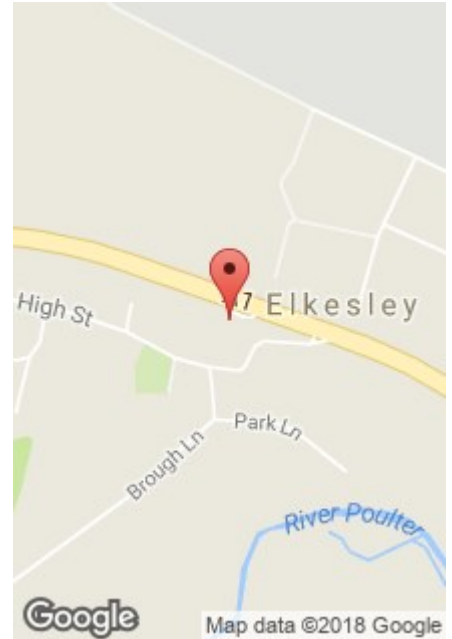
Buyers Premium

2.4% (min. £3,000) inc. VAT

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- £0 Marketing Costs
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- Monthly auctions



Investment Analysis:

The property previously generated an income of £35,000 pa providing a potential yield of 11% based on the guide price.



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