

BUSINESS SPACE OPPORTUNITY

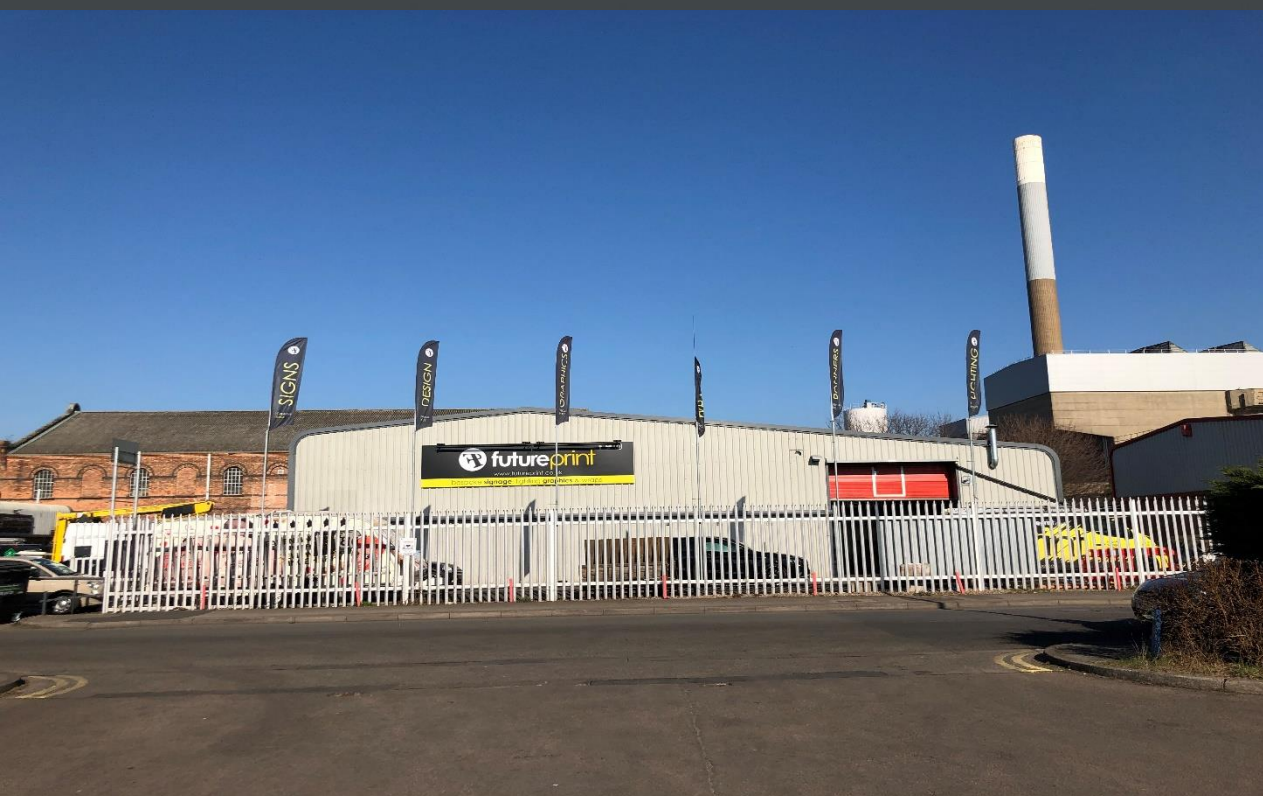
7a Clarke Road, Nottingham NG2 3JJ



BUY!

OFFERS IN
EXCESS OF:

£195,000
FREEHOLD



RARE FREEHOLD INDUSTRIAL OPPORTUNITY CLOSE TO NOTTINGHAM CITY CENTRE

- 165.1 sq m (1,777 sq ft) with mezzanine of 96.67 sq m (1,040 sq ft)
- Established trade location with nearby occupiers including Royal Mail, YESSS Electrical and Rexel
- Side gated yard and front parking with potential to extend the unit, subject to planning

Location:

The property is situated within County Business Park on Clarke Road, which is a well-established trade location in close proximity to Nottingham city centre.

Surrounding occupiers include Royal Mail, YESSS Electrical, Rexel, County Flooring & Supplies Ltd.

Description:

The property comprises a self-contained, end of terrace steel portal framed industrial unit with a side yard.

The main pedestrian access is to the front of the building with goods loading to the side via an up and over manual shutter.

Internally, the accommodation is split to provide an office and trade counter area to the front with a rear workshop with access for loading from the yard.

There is a substantial mezzanine area that covers the main office accommodation.

Externally, there are 3 to 4 car parking spaces to the front and the building has a side yard area for further storage, parking or loading.

Accommodation:

Ground Floor Trade Counter:	91.23 sq m	(982 sq ft)
Ground Floor Warehouse:	73.87 sq m	(795 sq ft)
TOTAL:	165.10 sq m	(1,777 sq ft)
Plus Mezzanine of:	96.67 sq m	(1,040 sq ft)
TOTAL INC MEZZANINE:	260.77 sq m	(2,817 sq ft)

Price:

The property is available to purchase with offers invited in excess of:-
£195,000

Rates:

Rateable Value 2018/19	£10,250
Rates Payable 2018/19	£ 4,920

Planning:

B1 and B8.

VAT:

We are informed no VAT is payable on the purchase.

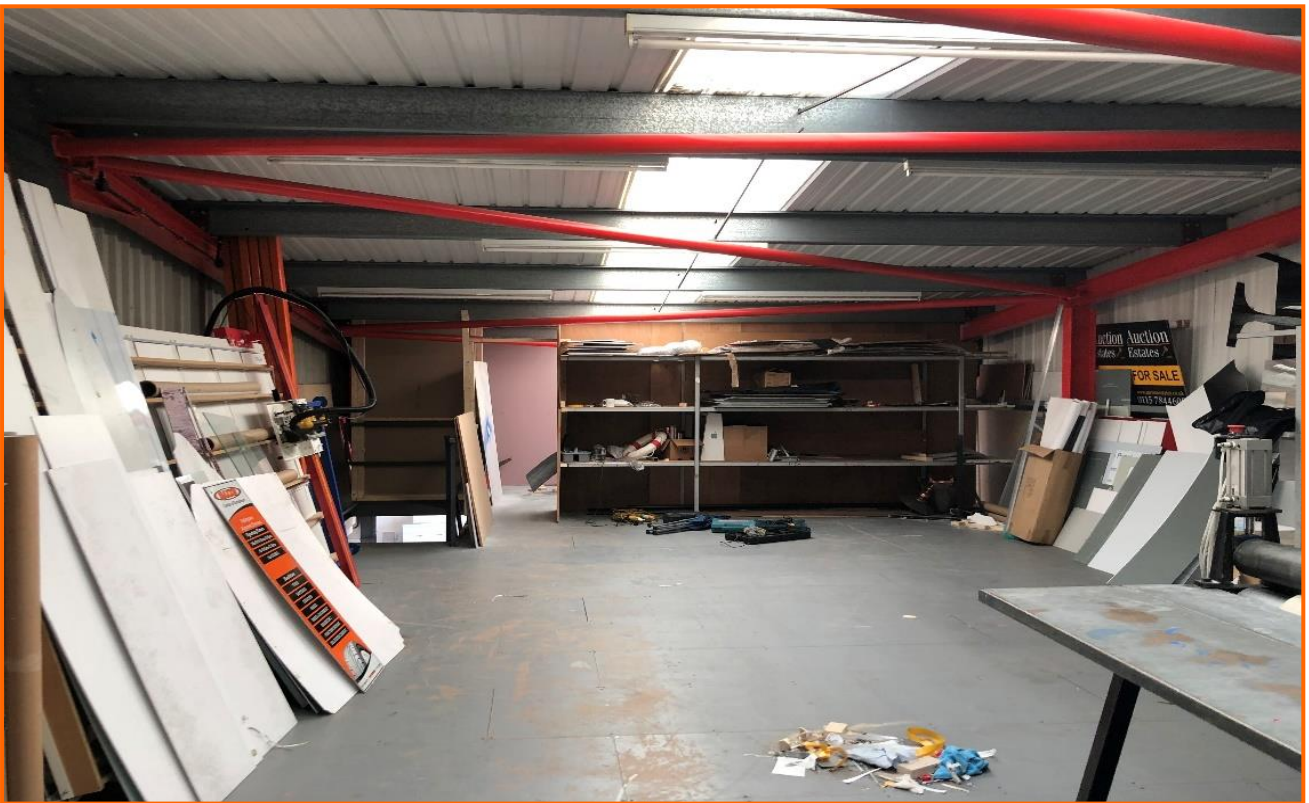
EPC:

C - 57

Interested? Contact Will Torr 0115 979 3491 wtorr@heb.co.uk

0115 950 6611

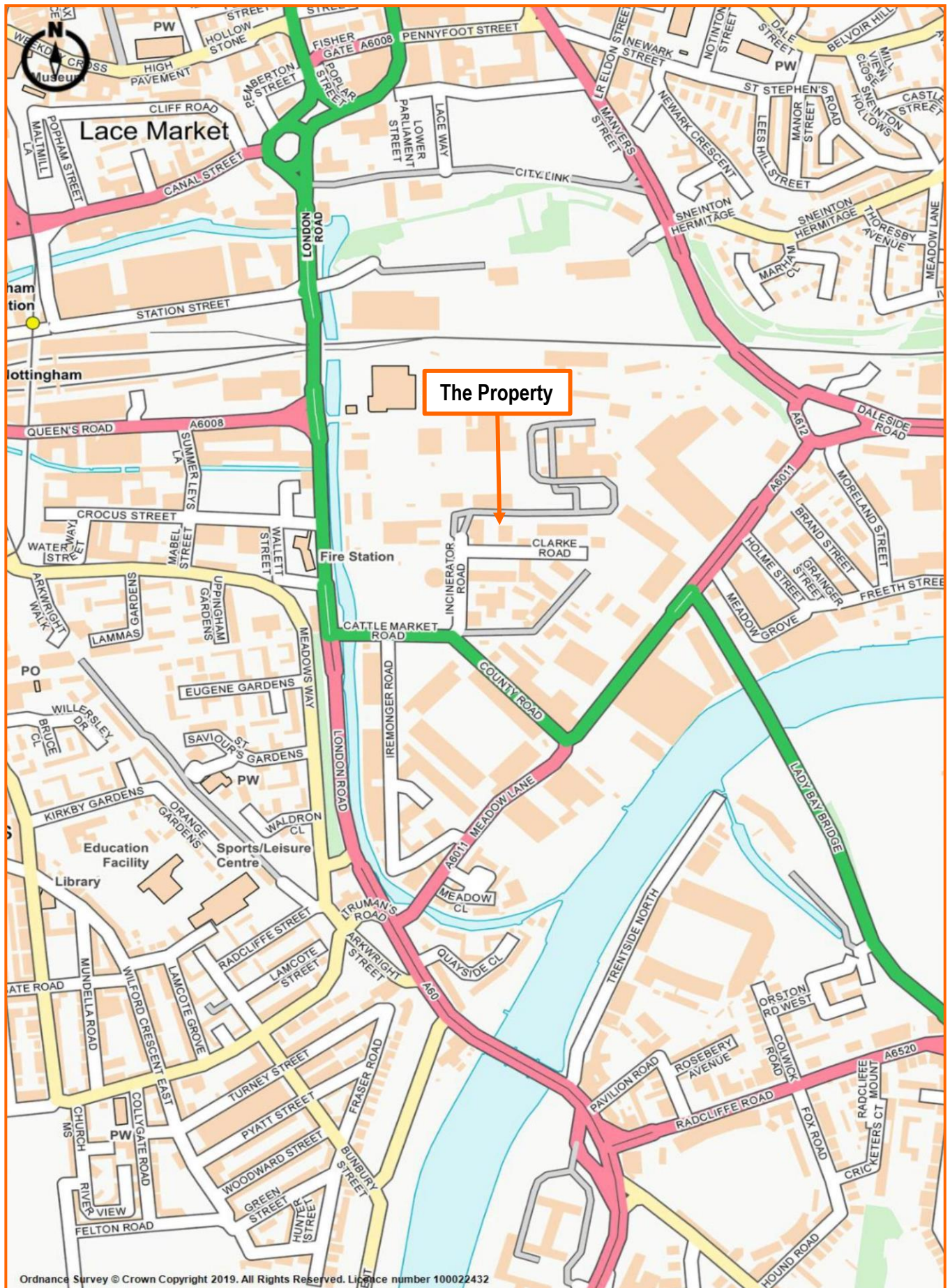
heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD



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a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.