

ROADSIDE OPPORTUNITY

Crocus Street / Sheriffs Way, Nottingham NG2 3DP



ASK!

**£78,000
PER ANNUM**

**MAY SELL -
TERMS ON
APPLICATION**

Former Kitchen Showroom Premises in *Prominent Roadside Location*

- 1,332.6 sq m (14,435 sq ft)
- Premises on busy inner city arterial road and close to Nottingham Train Station
- Opposite Castle Rock Brewery and proposed 450,000 sq ft mixed use development

Location:

The property is prominently located with frontage to Sheriffs Way, a four lane arterial route linking the A453 with the A60 in Nottingham city centre, adjacent to Nottingham Train Station. The corner plot has access from Crocus Street.

The property is opposite Unity Square where 450,000 sq ft of offices and leisure redevelopment is proposed.

Nottingham's Market Square is within walking distance via Carrington Street and the Intu Broadmarsh Shopping Centre.

Description:

The property was previously used as a kitchen showroom and workshop.

Internally the accommodation is divided into workshop accommodation with extensive office / showroom / staff ancillary areas.

To the rear the property benefits from a self-contained fenced and gated compound providing external storage and customer parking. Additional yard / parking may be made available by separate negotiation.

Accommodation:

Measured on a gross internal basis the accommodation extends to:-
1,332.6 sq m (14,345 sq ft)

Within the total size, the office / showroom / staff area extends to approximately 759 sq m (8,170 sq ft).

In addition there is a further 216.6 sq m (2,332 sq ft) of mezzanine storage / display area. There is a minimum internal eaves height of 5m.

Rent:

The property is available to rent by way of a new lease on FRI terms at a commencing rent of:-

£78,000 Per Annum Exclusive

Interested? Contact Robert Maxey 0115 979 3496 rmaxey@heb.co.uk

0115 950 6611

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

Sale:

Our clients may consider a sale of their long leasehold interest, granted for a term of 125 years from December 1978 at a peppercorn rent. Terms on application. A sale could potentially include the additional yard area currently used for contract parking immediately to the rear.

Rates:

The property has been assessed under the 2017 draft list:-

Rateable Value £42,250

VAT:

Vat is applicable.

EPC:

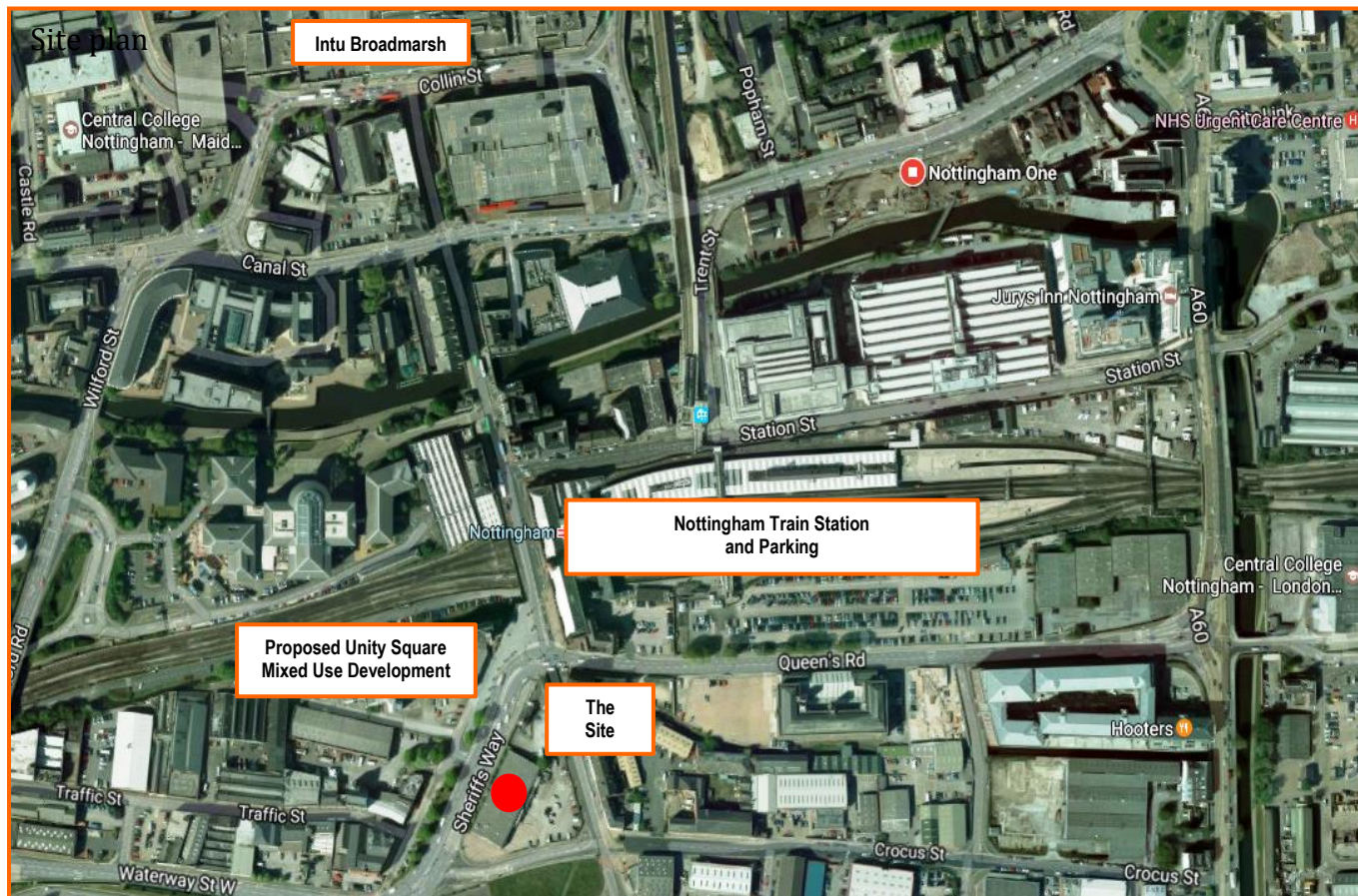
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b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.