

## HUCKNALL, NOTTINGHAMSHIRE



### Former Byron Cinema - Suitable for Re-Development (STP) Freehold - To be Sold with Vacant Possession

Guide Price\*  
**£325,000+**

#### FEATURES

- Auction Date: TBC
- Operational bingo hall
- Suitable for conversion to mixed use retail and residential (STP)
- Freehold
- To be sold with vacant possession
- Unused cinema to the upper floor
- Original art deco features
- Established high street location
- Planning user class D2

#### Solicitors

TBC

#### Location

The imposing property is sited on the corner of High Street and Duke Street in the popular district of Hucknall, Nottinghamshire.

Hucknall is a town seven miles north of Nottingham and nine miles south of Mansfield with a population of around 35,000.

The immediate area benefits from shops and bars, together with good health facilities and a leisure centre.

The NET tram system is just a short walk from the property, and provides frequent services into Nottingham city centre.

The M1 Motorway is only three miles from the property, and can be easily accessed.

#### Description

- Online auction Date: TBC
- Guide Price: £325,000+
- Suitable for conversion to mixed use retail and residential (STP)
- Operational bingo hall offered with vacant possession on completion
- Freehold property with D2 use

Opened as a cinema in 1936, the property is accessed from the High Street, with the entrance opening up into a reception / foyer area where there is a range of gaming machines and a cloakroom.

The main ground floor space is occupied by a large bingo hall, that was once a cinema room, and which has a sloping floor way. We are advised this area has a seating capacity of 464. There are ladies and gents restrooms and bar area.

A sweeping staircase from the reception foyer leads to the 350-seat upper auditorium with large stage area.

The second floor houses the former projection room along with several other ancillary rooms.

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

## ONLINE AUCTION DATES

TBC

## VIEWING DETAILS

property@johnpye.co.uk  
0115 970 6060

TBC



### Accommodation

Ground Floor - Approx. gross internal floor area equates to 5,750 sq ft

First Floor - Approx. gross internal floor area equates to 5,212 sq ft

### Services

We understand the property to have mains electricity, water and drainage. Potential buyers are advised to make their own investigations.

### Tenure

The property is freehold

### Guide Price

£325,000+

### Buyer's Premium

2% (min. £3,600) inc. VAT

### Business Rates

The premises are recorded on the 2017 Valuation List as having a rateable value of £8,800 for the Bingo Hall and £4,850 for the Cinema.

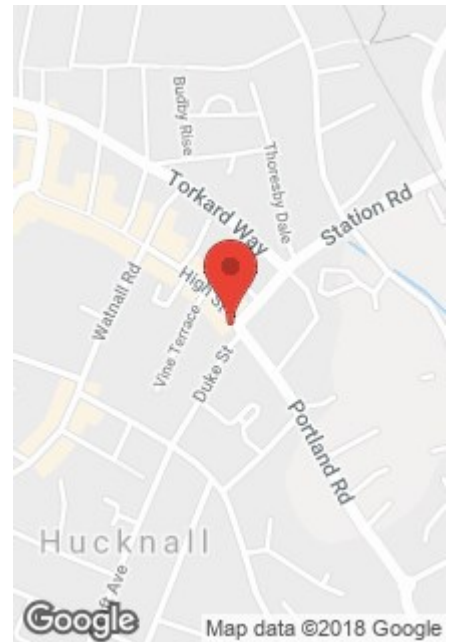
### VAT

Buyers are advised to make their own enquiries regarding VAT prior to bidding.

### Sell Your Property

If you are thinking of selling your property, contact us now for a free appraisal and benefit from:

- 0% Seller Fee
- £0 Entry Fee
- £0 Marketing Costs
- 20 Working Day Completion
- Monthly auctions



Disclaimer: John Pye Property is the trading name of John Pye & Sons Ltd whose registered office address is James Shipstone House, Radford Road, Nottingham, NG7 7EA (registered company number 02564753). John Pye Property for itself and for the vendors or lessors of this property, whose agent they are, give notice that:

1. The particulars have been prepared and issued in good faith and are set out as a general outline only for the guidance of intending purchasers and lessees and do not constitute part of an offer, contract or warranty. 2. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. Any purchasers or lessees should satisfy themselves by inspection or otherwise as to the correctness of all the information or suitability of the property. 3. Any areas, measurements, floor plans or distances given are approximate only. 4. John Pye Property have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. It is the responsibility of the purchaser to make its own enquiries. 5. None of the buildings services or service installations have been tested and are not warranted to be in working order. 6. All prices and rentals are quoted exclusive of VAT. 7. Copyright in these particulars vests in John Pye Property. 8. Neither John Pye Property nor any of their employees has any authority to make or give representation or warranty whatsoever in relation to the property.