

BUSINESS SPACE OPPORTUNITY

Durban House, Mansfield Road, Eastwood, Nottingham NG16 3DZ



RENT!

£35,000 PER ANNUM

STRIKING DETACHED PERIOD PROPERTY SUITABLE FOR A VARIETY OF USES (STP)

- Accommodation over basement, ground and first floor totalling 442.76 sq m (4,766 sq ft)
- Large maintained grounds with 25 car parking spaces and 2 coach spaces
- Well located in the centre of Eastwood and close to the A610 linking to Nottingham

Location:

The property is situated to the north of Eastwood within the residential area, a short walk from Eastwood town centre.

The property is located on a corner plot fronting onto Mansfield Road, with vehicular access from Greenhills Road and Mansfield Road.

Description:

The property is an attractive Victorian three storey building located within large grounds and car park.

The accommodation has most recently been used for a Health Spa but comprises of a range of cellular and open plan accommodation over basement, ground and first floor levels. There is a lift servicing each floor and WC facilities throughout.

Externally, there are 25 car parking spaces and 2 coach spaces available.

Floorplans are available upon request.

Accommodation:

Basement:	89.45 sq m	(963 sq ft)
Ground Floor:	159.10 sq m	(1,713 sq ft)
First Floor:	194.20 sq m	(2,090 sq ft)
TOTAL:	442.76 sq m	(4,766 sq ft)

Rent:

The property is available to rent at a level of:-

£35,000 Per Annum

Planning:

The property is suitable for a variety of potential occupiers. We request that interested parties enquire with Broxtowe Borough Council direct to discuss their intended use. Tel: 0115 917 3447.

Rates:

Rateable Value	£35,000
Rates Payable 2018/19	£16,800

VAT:

Confirmation of the VAT status has been requested.

EPC:

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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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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.