



39 Main Street, Kimberley, Nottingham NG16 2NG

Investment opportunity

- ▶ **Multi use, multi tenanted**
- ▶ **Producing £71,420 per annum**
- ▶ **Recently refurbished to exceptionally high standard**
- ▶ **A20 EPC rating**

For enquiries and viewings please contact:



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Location

Kimberley is a town in Nottinghamshire, approximately 6 miles northwest of Nottingham along the A610.

The premises is situated on Main Street, within the town centre. Surrounding occupiers include Sainsburys, Boots, Herron Foods and range of high street retail and professional uses.

Description

This multi occupancy property has recently been fully refurbished and renovated to provide a self-contained lock up shop on the ground floor. This is currently fitted out as a hair dresser and beauticians with two treatment rooms.

Separately accessed, to the rear of the shop is a shared board room, office, shower and access to the upper floors. The first floor provides six serviced office suites with shared WC's and Kitchen. The second floor provides a well appointed, self contained suite with managers office, kitchen and WC's. The individual elements have 24 hour secure access via finger print recognition and CCTV.

The premises has been finished to an excellent standard throughout and boasts under floor heating (ground and first floors), Air Conditioning (first and second floors), Ground Source Heat Pumps and Solar Panels.

Externally there are nine designated parking spaces within a fenced and gated yard.

Accommodation

	Sq M	Sq Ft
GF Shop	91.1	981
GF Offices	69.6	749
FF Office 1	38.9	419
FF Serviced Office 2	8.1	87
FF Serviced Office 3	18.7	201
FF Serviced Office 4	8.1	87
FF Serviced Office 5	16.6	179
FF Serviced Office 6	8.1	87
Total	400.9	4,315

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement First Edition.

Services

We understand all mains services are connected to the property. The shop is sub-metered. The tenants acquire and element of power and heat from the landlord supply via the Ground Source Heat Pumps and Solar Panels.

Tenure

The property is available freehold subject to a number of tenancies producing a combined income of £71,420 per annum. A tenancy schedule is available on request.

Business Rates

The property is to be reassessed as is currently listed as Restaurant and premises with has a rateable value of £24,250.

Price

Offers are invited in the order of £750,000.

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises has an EPC assessment of: A20.

Information Pack

A copy of the tenancy schedule is available from the agent.

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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