



## Unit C 49/51 Station Street, Kirkby in Ashfield NG17 7AN

**£14,500 Per Annum**

FORMER FARMFOODS SHOP OCCUPYING A PROMINENT POSITION CLOSE TO THE NAGS HEAD PUBLIC HOUSE AT THE JUNCTION OF LOWMOOR ROAD, KINGSWAY AND DIAMOND AVENUE. A PROMINENT POSITION IN THE CENTRE OF THE TOWN.

TO LET AT £14,500 PER ANNUM

RENT FREE PERIOD MAY BE AVAILABLE

FLOOR AREA OF 123.84 SQ.M. (1333 SQ.FT)

## LOCATION

The property occupies a prominent position on Station Street a principal shopping thoroughfare for the market town of Kirkby in Ashfield serving a population of approximately 25,000. The Town is located approximately 14 miles north of Nottingham, 6 miles south of Mansfield and 3 miles from Junction 27 and 4 miles or so from Junction 28 of the M1 Motorway. The Town has a wide range of shops including Morrisons and Aldi Supermarkets, an Outdoor Market and has frequent bus services to Nottingham, Mansfield and Sutton in Ashfield and a railway station with regular services to Nottingham, Mansfield and Worksop.

## DESCRIPTION

The subject property comprises a former Farmfoods Store which is shelf finished; has a depth of 22.64M and an average width of 5.82M with a large sales display window and includes a WC and a small kitchen.

The premises are close to the Nags Head and Regent Public Houses, adjacent to Best Wishes, Kings Nails and close to Lloyds Bank. Opposite is the The Dog House and Your Move.

## ACCOMMODATION

The accommodation consists of the following:

### **SALES SHOP 8'7" x 22'5" maximum (2.64m x 6.85m maximum)**

Double display window, recessed Lobby. Rear exit.

### **WC**

With low level WC, wash hand basin with cold and hot water.

### **KITCHEN 8'1" x 3'9" + 3'9" x 2'10" (2.48m x 1.16m + 1.16m x 0.88m)**

Stainless steel sink unit, with base unit below and fitted worktop.

## PLANNING

The property has an established use for A1 Retail

## LOCAL AUTHORITY

Ashfield District Council

## RATING ASSESSMENT

From inspection of the Rating List on the internet, we understand the property has a rateable value of £13,750.

## VIEWING

By appointment with the Agent WA Barnes.

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

