



**Unit 1, Thoroton Street, Nottingham, Nottinghamshire NG7 4EW**

## **Industrial Unit**

- > **GIA: 5,464 sq ft (507.6 sq m)**
- > **Available from 1st of September 2020**
- > **Rare opportunity to acquire close to the City Centre**
- > **Suitable for alternative uses (STP)**

For enquiries and viewings please contact:



**Ross Whiting**  
07921 948501  
[rwhiting@innes-england.com](mailto:rwhiting@innes-england.com)

### Location

The subject property is located on Thoroton Street which is accessed via a one way street leading from Gamble Street. Thoroton Street also has direct access onto Alfreton Road (A610) which continues out towards Junction 26 of the M1 motorway in a north westerly direction.

The property is within close proximity to Canning Circus and is within 0.9 miles of Nottingham City Centre. Nottingham Trent University is also within a c. 12 minute walk (0.5 miles). The property is located within an area with a variety of uses including residential, industrial and retail occupants.

### Description

The premises comprise a two storey detached industrial unit of brick elevations under a majority flat felt roof. Internally the property comprises two floors of storage/workshop space with WC's and kitchenette located on the first floor. The property benefits from the following:

- 3 phase power
- Strip lighting
- Single glazing
- 1st floor atrium roof
- Internal goods lift
- Roller shutter door
- Possibility to create 2nd larger/higher roller shutter door.

Externally the property has a car parking area to the front that is suitable for 3 vehicles.

### Accommodation

	Sq M	Sq Ft
Ground Floor	253.8	2,732
First Floor	253.8	2,732
<b>Total</b>	<b>507.6</b>	<b>5,464</b>

Measurements are quoted on a Gross Internal Area basis in accordance with the RICS Property Measurement Second Edition.

### Planning

We understand the property has been utilised for the production and storage of soft play equipment which would fall under use class B1 (Light Industrial) and B8 (Storage & Distribution) under the Town & Country Planning (Use Classes) Order 1987 and its subsequent amendments. Please note however that no application has been submitted on the property since the 1st January 2000 and therefore it is advised that all parties make their own enquiries of Nottingham City Council.

Alternative uses may be suitable subject to the requisite consents. The property is located within the Gamble Street/Alfreton Road Conservation Area.

### Tenure

The property is available to purchase with vacant possession from the 1st September of 2020. Alternatively traditional lease terms are to be negotiated between the parties.

### Business Rates

The property has the following assessment:

Rateable Value 2020: £9,400

Rates Payable 2020: £4,625.40

Some parties may benefit from small business rates relief and be exempt from paying any business rates however it is advised all parties confirm with the Valuation Office Agency (VOA).

### Price/Rent

£275,000 / £22,500 per annum

### VAT

VAT is not applicable.

### Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

### EPC

The premises have an EPC assessment of E-119.

### Viewings

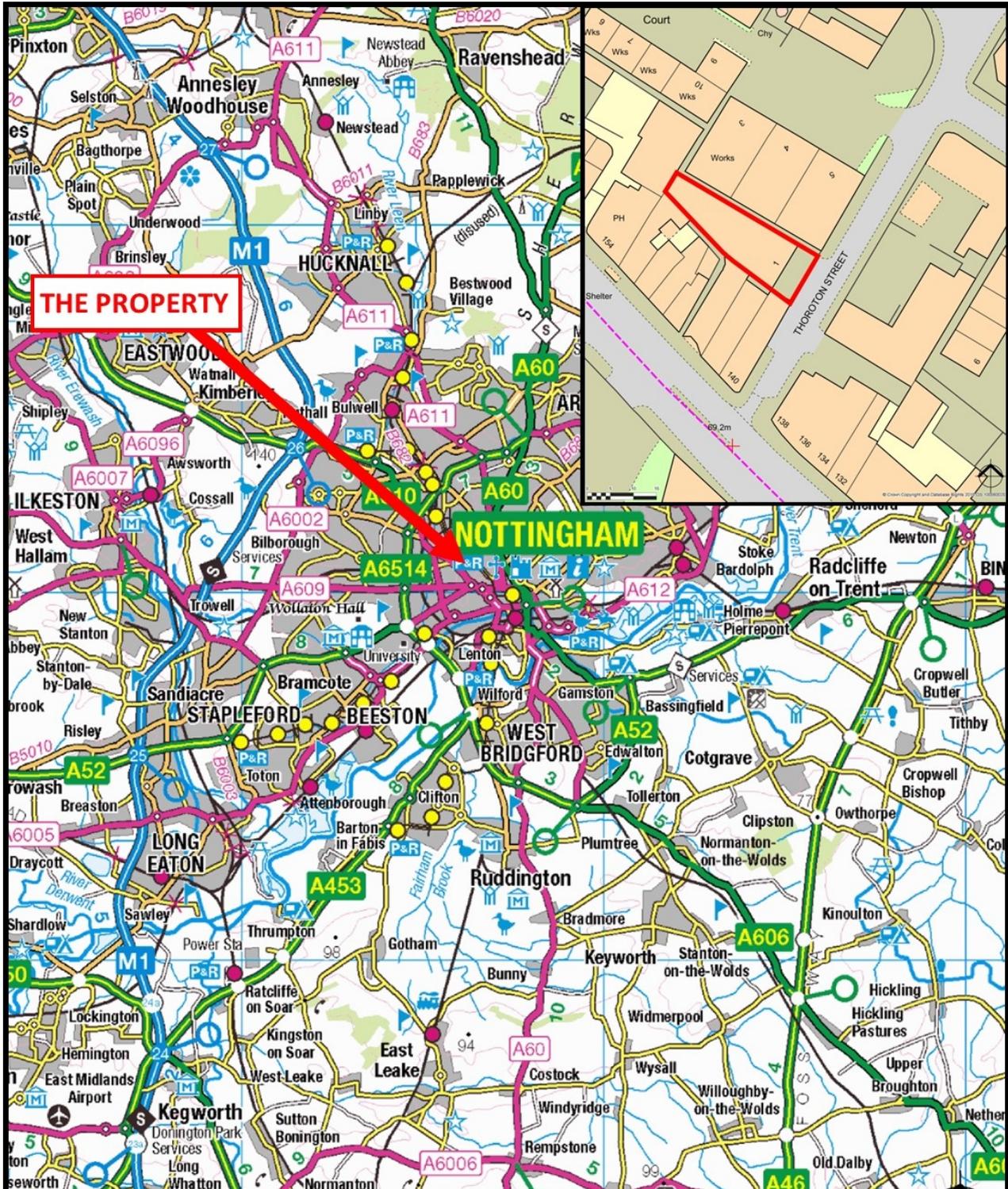
Viewings are by appointment with sole agents Innes England.

### 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.

Date Produced: 06-Aug-2020





Innes England for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Innes England has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. Any plans published are for convenience of identification. Any site boundaries shown are indicative only. © Crown copyright – License No. 100007643 NOT TO SCALE