



Portland Square, Sutton In Ashfield, Notts, NG17 1AZ

Asking price £115,000

A well located sale shop with first and second floor offices occupying a prominent position on the pedestrianised Portland Square, opposite the Natwest Bank and close to Lloyds Bank.

The premises are currently occupied by Chartered Accountants but would be suitable for professional or retail purposes. There is potential to convert the upper floors into living accommodation.

Ground floor sales area 26.5 sq.ms (285 sq.ft)

First floor 36.59 sq.ms (394 sq.ft)

Second floor 37.99 sq.ms (408 sq.ft)

LOCATION

The subject property is situated on the south side of Portland Square between pedestrianised Low Street which is one of the principal shopping thoroughfares in the town and an entrance to the Idlewells Shopping Centre.

Portland Square is the site of the outdoor market which is held on a Monday, Wednesday, Friday and Saturday.

The town of Sutton in Ashfield provides excellent facilities including a wide range of shops, banks, The Idlewells Shopping Centre with an adjacent Library, an indoor market, good schools and other facilities. There are regular bus services to the town from Mansfield, Alfreton and Nottingham City centre which are some 4, 8 and 14 miles away or so respectively. The town has excellent road access via the A38 to junction 28 of the M1 motorway.

DESCRIPTION

The subject property is substantially built of brick under a slated roof and has the advantage of UPVC double glazed windows to the first and second floors. There is an access to the rear of the property which leads to the service area serving The Idlewells Shopping Centre.

The property is close to Max Spielmann Photo Centre, Brittain's Jewellers, Mansfield Building Society, close to D. I. Blow Opticians, opposite Sutton News and a short distance from McDonalds and Asda Superstore.

ACCOMMODATION

The accommodation is suitable as professional offices, or a retail shop with the possibility of converting the upper floors into living accommodation.

The accommodation consists of the following:

SALES SHOP/RECEPTION 24'10" X 11'6" OVERALL (7.57M X 3.50M OVERALL)

With aluminium door, aluminium sales display window and suspended ceiling.

PARTITIONED OFFICE/MEETING ROOM 8'11" X 8'3" (2.71M X 2.51M)

With electric heater and suspended ceiling.

From the sales area there is a door to:

SEPARATE ENTRANCE TO FIRST FLOOR

REAR LOBBY 3'1" X 3'6" (0.94M X 1.07M)

With door to outside and door to:

W.C 7'7" X 3'11" (2.32M X 1.2M)

With wash hand basin, cold & hot electric water heater, low level w.c, oil filled heater.

Door and stairs leading to a cellar with two compartments:

COMPARTMENT 1 15'0" X 11'6" (4.58M X 3.51M)

With electricity meters and fluorescent light.

COMPARTMENT 2 10'8" X 10'8" (3.26M X 3.26M)

With two fluorescent lights.

SEPARATE ENTRANCE TO THE LEFT SIDE

With stairs leading to the first floor with a half landing with door to:

KITCHEN 3'11" X 7'0" MINIMUM (1.2M X 2.13M MINIMUM)

With wash hand basin, sink unit with cold and hot electric water heater, shelving, double glazed window.

W.C

With low level w.c, wash hand basin, cold and hot from electric water heater.

REAR OFFICE 11'1" X 12'4" (3.37M X 3.75M)

With electric heater, double glazed window and built in cupboard, double door to:

FRONT OFFICE 19'10" X 12'3" (6.04M X 3.74M)

With large double glazed bay window, gas fire, coved corning, two fluorescent lights, heater.

Stairs to first floor with half landing with:

INNER LANDING/COPIER AREA 7'0" X 7'4" (2.14M X 2.24M)

REAR OFFICE 11'7" X 12'0" (3.52M X 3.65M)

With double glazed window.

FRONT OFFICE 12'3" X 12'7" (3.74M X 3.83M)

With double glazed window and hatch to:

OFFICE 3 7'3" X 8'11" (2.22M X 2.72M)

With double glazed window and fluorescent light.

OUTSIDE

There is a rear yard and passage between the subject property and 49 Portland Square which leads to the service yard for the Idlewells Shopping Centre.

SUMMARY OF FLOOR AREAS

First floor 36.59 sq.ms (393 sq.ft)

Second floor Offices 37.99 sq.ms (408 sq.ft)

LOCAL AUTHORITY

Ashfield District Council.

RATING ASSESSMENT

The property has a rateable value of £6,400 but as the rateable value is less than £12,000 small business rate relief may be available and business rates may therefore not be payable.

VIEWINGS

By appointment with the Agents.

barnes

EST. 1932

Floor Plans

Energy Performance Certificate

Non-Domestic Building



David Coleman & Co Ltd
51 Portland Square
Sutton-in-Ashfield
NG17 1AZ

Certificate Reference Number:
9575-3002-0125-0900-3825

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 178

This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	155
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	188.73
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

36 If newly built

97 If typical of the existing stock