



153–157 Commercial Road  
Bulwell  
Nottingham  
NG6 8HT

**£200,000**

## COMMERCIAL UNIT

**681.71 m<sup>2</sup> (7,338 ft<sup>2</sup>)**

Approximate Gross Internal Floor Area

# FOR SALE

### FEATURES INCLUDE....

MIXED USE PROPERTY / CLOSE TO BULWELL TOWN CENTRE / OPPORTUNITY TO ADD VALUE

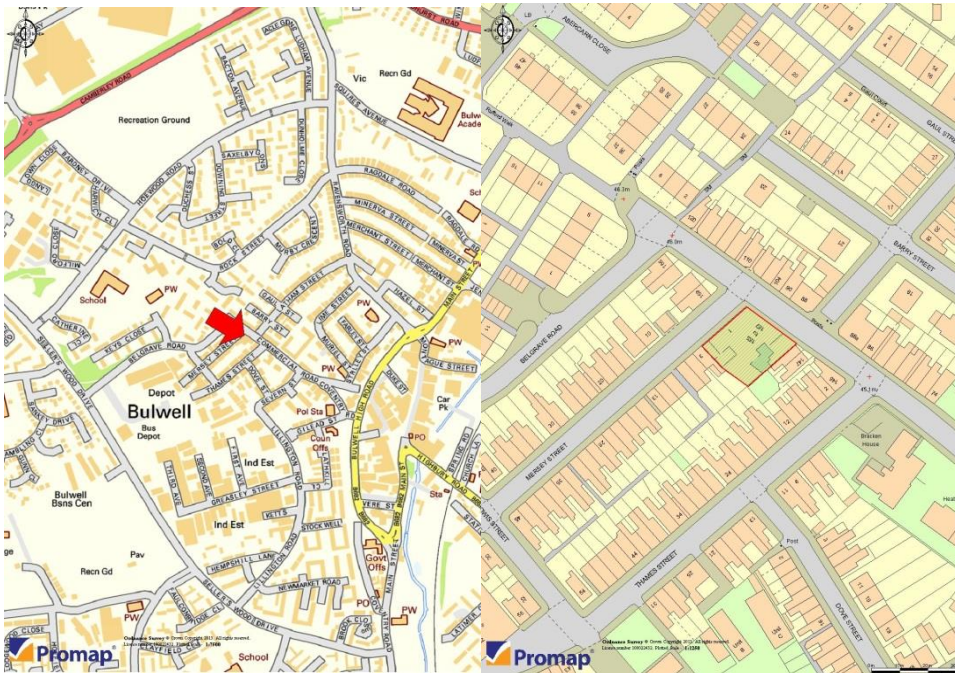
#### Location

The premises are located on the corner of Commercial Road and Mersey Street. Commercial Road in turn connects to the B682 Bulwell High Road.

Bulwell itself is a recognised suburb of Nottingham, being located approximately 5 miles to the north west of Nottingham City Centre and 8 miles to the south of Mansfield town centre.

#### Description

The premises comprise a former Co-Op which is predominantly constructed of brick under a pitched and tiled roof being partially clad to the exterior. Internally the premises comprise a series of storage and workshop rooms at ground and first floor level.



Map View

Plan View

## Accommodation

Commercial    681.71 m<sup>2</sup>  
7,338 ft<sup>2</sup>

Approximate Gross Internal Floor Area

## Planning

We understand the building presently has Planning Consent for commercial use.

For further information please contact Nottingham City Council on 0115 915 5555.

## Business Rates

2017 Rateable Value	£3,000
Rates Payable (2017/2018)	£1,401

## Price

£200,000.

## Tenure

Freehold with Vacant Possession.

## VAT

Unless stated all prices are quoted exclusive of Value Added Tax (VAT).

## Legal Costs

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

## Energy Efficiency Rating

A copy of the Energy Performance Certificate is available upon request.

## Services

We understand that mains electricity, water and drainage are connected to the premises. However, we recommend that interested parties contact the relevant service providers to confirm this.

## Viewing

Strictly by prior appointment through the sole selling agents, Musson Liggins.