

# Characterful Building For Sale

3 Watnall Road, Hucknall, Nottingham, NG15 7LD

High quality commercial premises with private car park

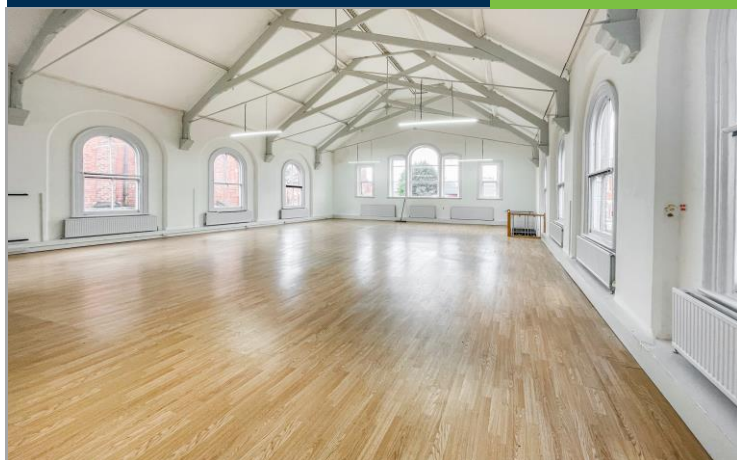
484 sq m (5,210 sq ft)

## FOR SALE

- Fully refurbished
- Open plan layout
- High calibre building
- Suitable for variety of uses (STP)
- Private parking for up to 5 cars
- High quality finish throughout
- Original features
- Vacant possession



VIEWING HIGHLY RECOMMENDED



NG Chartered Surveyors

Unit 8 | Wheatcroft Business Park | Landmere Lane | Edwalton | Nottingham | NG12 4DG





## LOCATION

The premises are well located on Watnall Road (B6009), approximately 7 miles north of Nottingham City Centre and approximately 5 miles from Junction 26 of the M1, providing good access to the motorway network.

## DESCRIPTION

The property is a stunning former public hall built in 1875. The property combines the original architectural features with a modern contemporary feel to create a characterful property.

The property has undergone refurbishment and benefits from the following specification:

- Original feature beams
- Impressive first floor dual aspect windows
- New central heating system
- New carpets throughout
- Open plan layout.

The design and architecture of this unique building offers a tasteful and pleasant environment for a range of uses.

## ACCOMMODATION

The property has the following approximate net internal floor area, measured in accordance with the RICS Code of Measuring Practice:-

Accommodation	sq m	sq ft
Ground Floor	223	2,400
First Floor	225	2,422
Second Floor	36	388
<b>Total</b>	<b>484</b>	<b>5,210</b>

## SERVICES

All mains services are evident within the property, but we can provide no warranty with regard to the capacity or connectivity

## EPC

The property has an EPC rating of 97 falling within Band 'D'.

## BUSINESS RATES

At present, there are 3 assessments live on the Valuation Office Agency website. Please contact the marketing agents for further details.

Charging Authority:	Ashfield District Council
Description:	Shop and premises
Rateable Values:	£21,250
	£2,900
	£10,750
Period:	2020/21

## TENURE

The property is available freehold with vacant possession.

## PRICE

**Offers in excess of £470,000.**

## VAT

VAT is not applicable.

## LEGAL COSTS

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

## OUR ANTI-MONEY LAUNDERING POLICY

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

### SUBJECT TO CONTRACT

Viewing by prior appointment only

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PROPERTY MISDESCRIPTION ACT 1. All statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agent or the Vendor or Lessors. All statements are made subject to contract and form no part of any contract or warranty. 2. These particulars have been prepared in good faith, to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information and verification. These particulars are believed to be correct, but their accuracy is not guaranteed. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services or appliances, equipment or facilities are in good working order. All information on the availability or service installations is based on the information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to the purchase. 4. The photograph/s depicts only certain parts of the property. It should not be assumed that any contents or furnishings, furniture etc in the photograph are included within the sale. It should not be assumed that the property remains as displayed within the photographs. No assumption should be made with regard to parts of the property that have not been photographed. 5. All dimensions, distances and floor areas are approximate. Any plan areas and measurements shown are based upon the Modern Ordnance Survey Group Plans and there may be some discrepancy with the title deeds. The areas are given as a guide only. If such details are fundamental to a purchase, purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. Please make further specific enquiries to ensure that all descriptions are likely to match any expectations you may have of the property. 7. Information on Town and Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. Prospective purchasers are recommended to obtain written verification thereof.