

## Prominent Retail Unit

**570 sq m** (6,133sq ft)

Unit A, Field Industrial Estate, Clover Street, Kirkby in Ashfield, Notts, NG17 7LH

### To Let



# NG

- Prominent roadside position
- On-site car parking
- Gas heating installed
- Highly competitive rental



## Prominent Retail Unit

**Unit A, Field Industrial Estate, Clover Street,  
Kirkby in Ashfield, Notts, NG17 7LH**

### Location

The subject property is prominently positioned on the B6021 Lowmoor Road which is one of the principal arterial routes to and from the North Nottinghamshire town of Kirkby in Ashfield, affording easy access to the A38 dual carriageway and the M1 Motorway.

As a consequence, it is a busy thoroughfare with substantial vehicular traffic throughout the day. The subject unit sits between a United Carpets warehouse and Fitness Options; a retailer of fitness and gym equipment.

### The Property

The property comprises part of a larger steel portal framed retail warehouse with brick and blockwork elevations surmounted by profile steel sheeting.

Loading/access is via a glazed entrance secured with an external electrically operated roller shutter door.

Internally the unit provides a large open retail area with ancillary staff/cloakroom facilities. Natural light through the translucent skylight panels is augmented by suspended electric light fittings and the unit is heated by a wall mounted gas fuelled hot air blower.

There is parking for approximately 15 cars on the forecourt.

### Accommodation

Measured on a gross internal basis, the property has the following floor area:-

<b>Ground floor</b>	<b>570 sq m</b>	<b>(6,133 sq ft)</b>
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### Services

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

### Town & Country Planning

We believe the premises are suitable for uses falling within Class D2 of the Town & Country Planning (Use Classes) Order 1987. Interested parties must satisfy themselves of the suitability of their intended use by liaising with the Ashfield Borough Council (Tel. 01623 457 355).

### Rates

The property is in the process of being re-assessed for Business Rates. For further information please contact the marketing agent.

### Terms

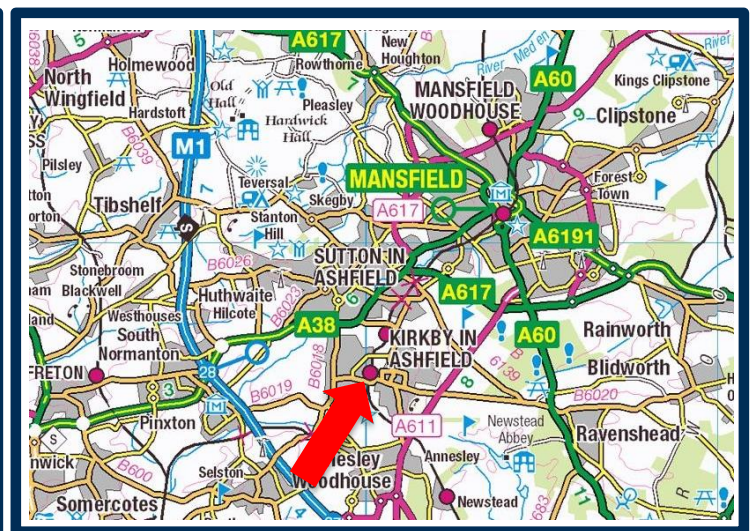
The premises are available on a new fully repairing and insuring lease for a term of years to be agreed.

### Rent

**£34,950 per annum.**

### VAT

VAT will be levied on all outgoings.



### Viewing

Strictly by prior appointment  
with the sole agents.

**NG: Sunny Landa**  
**T: 0115 989 7091**  
**E: sunny@ng-cs.com**

Property Misdescriptions Act: 1. Statements contained in these particulars as to this property are made without responsibility on part of NG Chartered Surveyors, their joint agents, the Vendor or Lessor. They are made subject to contract and form no part of any contract or warranty. 2. Particulars are prepared in good faith, to give a fair overall view of the property. If anything is particularly relevant to your interest, ask for further information. These particulars are believed to be correct; accuracy is not guaranteed. 3. The particulars are not 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. Information on services is based on information supplied by the vendor or lessor. Prospective purchasers should satisfy themselves on such matters prior to purchase. 4. Photograph/s depict only certain parts of the property; it should not be assumed that any contents or furnishings, furniture etc in the photograph/s are included within the sale. 5. Dimensions, distances and floor areas are approximate. Plan areas and measurements are based on Ordnance Survey Group Plans and there may be some discrepancy with Title Deeds. These are given as a guide only. Purchasers must rely on their own enquiries. 6. Descriptions of the property are subjective. 7. Information on Town & Country Planning matters and Rating matters has been obtained by verbal enquiry only from the appropriate Local Authority. 8. Plans contained within these particulars have been reproduced by permission of Emapsite/Ordnance Survey, are not to scale and are for identification purposes only.

**SUBJECT TO CONTRACT**

# Energy Performance Certificate

Non-Domestic Building



**RETAIL UNIT**  
Unit A, Field Industrial Estate  
Clover Street  
Kirkby-in-Ashfield  
NOTTINGHAM  
NG17 7LH

**Certificate Reference Number:**  
0511-0537-1109-1595-5002

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 on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

## Energy Performance Asset Rating

More energy efficient

**A+**

.....Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**54** This is how energy efficient the building is.

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

## Technical Information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 570  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 86.09

## Benchmarks

Buildings similar to this one could have ratings as follows:

**23** If newly built

**62** If typical of the existing stock

## Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.