

Unit 1, Ellis Street

Kirkby in Ashfield | Nottinghamshire | NG17 7AL

Prominent trade counter/retail warehouse opportunity with good quality yard and car parking

1,343m² (14,459ft²)



- **Prominent location opposite Morrisons Supermarket, Boots Pharmacy , Superdrug and Royal Mail**
- **Clear span retail warehouse space**
- **External car park with 12 marked spaces**
- **Level access loading off Pond Street**
- **Suitable for a variety of uses including trade counter, retail warehouse, studio or offices**



To Let



Location

The property is located in a prominent spot within Kirkby in Ashfield's town centre. The site is approximately 10 minutes drive time from J28 of the M1 Motorway and 5 minutes from the A38 connecting Mansfield to Derby.

The Property

The property is an L shaped site positioned on the corner of Ellis Street and Pond Street within Kirkby in Ashfield's main retail pitch. The unit is a clear span retail warehouse formally used as a clothing outlet store with the addition of a two storey brick elevation office block to the south of the property and a large external car park.

Specification

The specification includes the following:

- Open plan retail warehouse
- Office content
- Strip lighting
- Suspended ceiling
- 3 Phase power
- 3 x gas blower heating
- WC's on ground and first floor level
- Prominent location and signage
- Level loading access of Pond Street
- 12 car parking spaces

Planning

From investigations of the Town & Country Planning Act 1987 it appears the property has a classification for A1 (Retail Warehouse) and B1 (Business).

1,343m² (14,459ft²)



Accommodation

From measurements taken on site we calculate the following GIA:

1,343m² (14,459ft²)

(This information is given for guidance purposes only)

Rent

The building is available by way of a new lease for a number of years to be agreed at a quoting rent of:

£50,000

EPC

The building has an EPC Rating of:

D - 90

Business Rates

From investigations of the Valuation Office Agency website (VOA) we understand that the Rateable Value has been split a number of times into the following assessments:

Showroom & Premises:	£34,250
Shop & Premises:	£9,100
Retail Warehouse & Premises:	£11,750
Store & Premises:	£4,500

Interested parties are advised to make their own enquiries directly with Ashfield District Council.

VAT

VAT will be payable upon rent due.



SAT NAV: NG17 7AL

The Property

For further information or to arrange to view please contact:

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