



Brook Street Offices, Brook Street, Sutton-in-ashfield, Nottinghamshire NG17 1AL

Modern HQ offices

- ▶ **9,835-15,223 sq ft (913.69-1,414.25 sq m)**
- ▶ **Rare freehold opportunity**
- ▶ **Town centre location near a number of amenities**
- ▶ **Suitable for redevelopment, subject to planning**

For enquiries and viewings please contact:



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Location

The property is located in a prominent position facing both Brook Street and King Street within Sutton in Ashfield (approx 17 miles north of Nottingham City Centre). The premises are conveniently situated within walking distance of the town centre providing ready access to retail and leisure amenities.

Excellent public transport links serve the property with regular bus services running from Sutton in Ashfield bus station serving the town centre and surrounding conurbations. Sutton Parkway railway station lies just about 1.8 miles south east providing local services through to Nottingham City Centre and north of the County up to Worksop. Good road links also serve the property with the A38 providing rapid access to Junction 28 of the M1 motorway network (around 3 miles south) and to Mansfield and surrounding conurbations directly to the east.

Description

The property comprises a purpose-built modern office building of steel portal frame construction with double glazed windows. Currently the internal accommodation is arranged to provide a number of open plan working areas with associated meeting rooms, kitchenette facilities and wc's. The property also benefits from a retail frontage.

The high specification includes the following:- Suspended ceilings in part with inset lighting; Perimeter trunking for power and data (in part); Carpets throughout; Kitchenette; WC's; Reception area; Raised floors; Retail frontage.

The premises also benefit from an 8-person passenger lift and gas central heating. There are a number of car parking options available nearby. Please contact us for more information.

Accommodation

	Sq M	Sq Ft
Ground Floor	500.5	5,388
First Floor	452.6	4,872
Second Floor	461.1	4,963
Total	1,414.4	15,225

Measurements are quoted on a Net Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Planning

We are advised the premises have a current planning consent under Class B1 (Business) Use of the Town & Country Planning (Use Classes) Order 1987 and its subsequent amends. The premises may be suitable for alternative uses/redevelopment subject to obtaining any requisite consents.

Interested parties should make their own enquiries of Ashfield District Council Planning Department, tel: 01623 450000.

Tenure

The freehold interest in the premises is available.

Alternatively a minimum of two floors are available on a new lease on terms to be agreed.

Business Rates

We understand from information taken from the Valuation Office Agency (VOA) website that the property has a current assessment as follows:

Rateable Value: £111,000

Indicate Rates Payable 2019/20: £55,944

Description: Office & Premises

If the property is to be split, the property will need to be re-assessed upon occupation.

Price/Rent

Price upon application

VAT

VAT will be applicable at the prevailing rate.

Legal Costs

Each side to bear their own legal costs incurred in the transaction.

EPC

The premises have an EPC assessment of C-70.

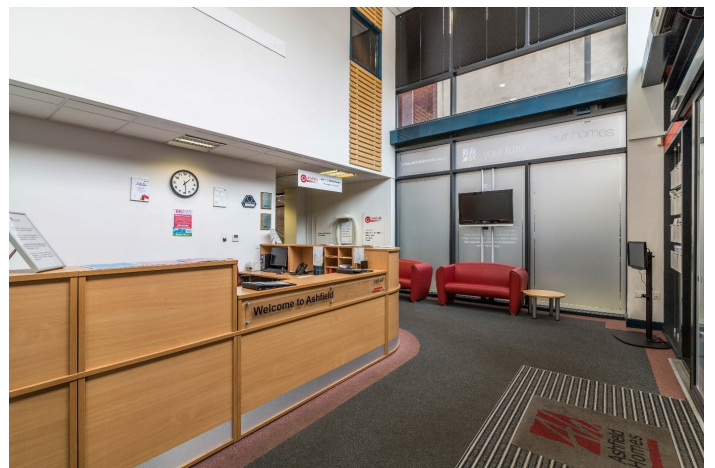
Viewings

By prior appointment through the sole agents.

Our Anti-Money Laundering Policy

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

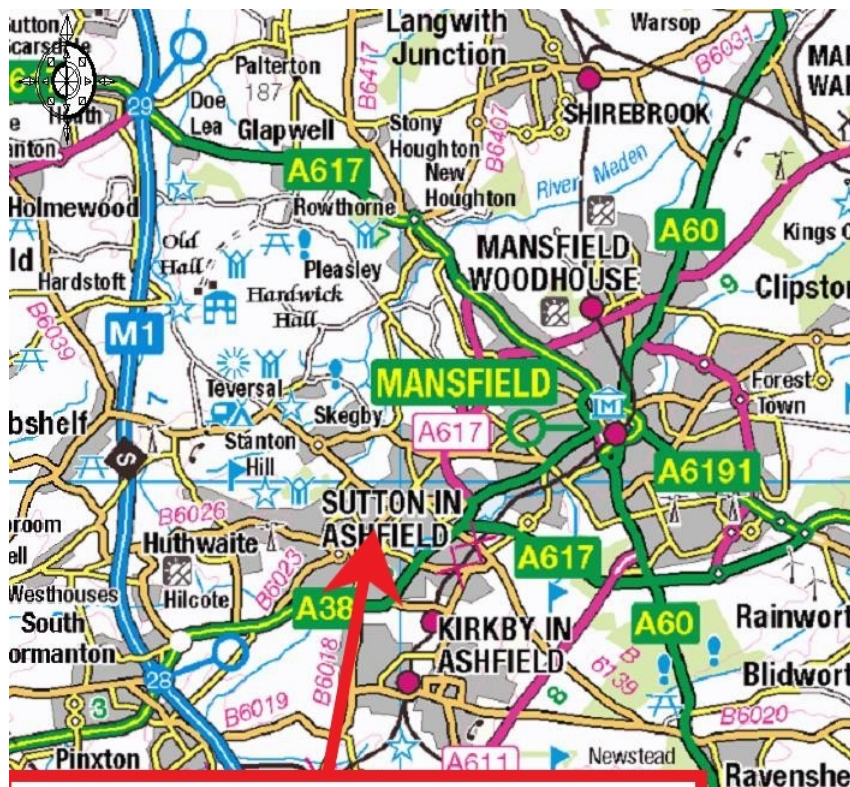
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The Property



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