



1 Market View, Sutton-In-Ashfield NG17 1AQ

£120,000

PROMINENTLY SITUATED MODERN SALES SHOP WHICH HAS BEEN USED FOR RETAIL PURPOSES FOR THE LAST 15 YEARS OR SO, SITUATED ON THE NORTH SIDE OF MARKET PLACE, WHICH IS NOW A CAR PARK.

Sales Display area at ground floor level with rear entrance to Lobby & WC. Separate entrance lobby with stairs leading to first floor Retail Area with a Kitchen. Car Parking for 2/3 cars to the rear.

Potential to convert into Living Accommodation.

• **LEASE £8,000 PER ANNUM**

• **FREEHOLD £120,000**

LOCATION

The subject property is situated on the north side of Market Place which is now used as a Car Park and is within a short distance of Low Street and one of the entrances to the Idlewells Shopping Centre and the Bus Station. The premises adjoin Hollis & Co Solicitors and are adjacent to the Sutton Community Academy main entrance. Sutton in Ashfield serves a population of approximately 50,000, provides a wide range of facilities including Retail and Leisure Parks, Junior and Secondary Schools and regular bus services to Mansfield, Nottingham and Derby. There is excellent road access via the A38 to Junction 28 of the M1 Motorway which provides good access to most parts of the Country. There is a rail link from Kirkby Hardwick with regular train services to Mansfield, Worksop and Nottingham.

DESCRIPTION

The subject property comprises a modern semi detached purpose built sales shop of cavity brick incorporating blue brick DPC under a pitched roof covered with concrete interlocking tiles with a single storey extension to the rear. Immediately to the rear of the property is a tarmacked drive with parking for 2/3 cars, to the front there is a block paved forecourt which extends to the front and to the west side of the property.

ACCOMMODATION

The Ground Floor accommodation comprises a sales area with a ground floor lobby with WC and rear exit and there is a separate double glazed door and screen leading to an entrance lobby with cupboard below stairs leading to a first floor landing and large room which is partitioned into separate areas together with a kitchen. The accommodation in greater detail consists of the following

ENTRANCE

Double glazed door leading to Entrance Lobby.

ENTRANCE LOBBY 6'5" x 15'1" (1.96m x 4.6m)

With stairs to first floor. Access to Sales Shop.



SALES SHOP 18'6" x 21'8" maximum (5.64m x 6.62m maximum)

Double glazed door, one large double glazed display window, blocked up display window to the gable end and three small display windows to the rear. Door to WC.



WC

With low level WC, wash hand basin, hot and cold water heater, electric heater

FIRST FLOOR

Large landing



FIRST FLOOR OFFICE 31'5" x 13'5" (9.59m x 4.10m)

Oriel bay windows and door to Kitchen.

**KITCHEN 5'5" x 4'9" (1.67m x 1.46m)**

Stainless steel sink unit with base unit below, hot and cold water, fitted unit.

OUTSIDE

Block paving to the front and side, immediately to the rear of the property is a tarmacked drive with parking for 2/3 cars.

**TENURE**

The tenure of the property is Freehold and is available to purchase at £120,000 or to rent on a Lease to be agreed on a full repair and insuring lease at £8,000 per annum.

SERVICES

Mains water, electricity and drainage are connected to the property but no checks have been made to the installations.

LOCAL AUTHORITY

Ashfield District Council.

RATING ASSESSMENT

From our inspection of the Rating List on the Internet we understand the property has a rateable value of £5,700 under normal circumstances should qualify for Small Business Rate Relief so not rates would be payable.

VIEWING

By appointment with the Agents WA Barnes.

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

