

Former Kirkby Components Limited | Edward Street
Kirkby-in-Ashfield | Nottingham | NG17 7JQ

Former Trade Counter with Internal Offices and Stores Available Freehold

246m² (2,655ft²)



- Trade counter area to the front
- Offices internally and stores
- Gated driveway and outdoor lean-to area
- Gas central heating throughout building
- Double glazed windows
- Potential for residential Conversion S.T.P
- Potential for variety of uses S.T.P
- Rare freehold opportunity



For Sale



The Property

The property comprises of a two-storey building with a trade counter area to the front with stores and offices internally. The specification includes:

- Trade counter area to the front
- Offices internally
- Trunking on the walls within offices
- Strip lighting throughout the building
- Gas central heating throughout building
- Single Phase Power
- 2 x WC's
- Kitchenette
- A mixture of wooden floors and carpet tiles throughout
- Outdoor lean-to area for deliveries in/ out
- Small gated driveway
- Double glazed windows
- Parking to the front with further street parking
- Security alarm
- Potential to open up ground floor to create a clear floor plate

Location

Set off Low Moor Road on Edward Street in Kirkby-in-Ashfield and located less than 1 mile from the A38 and 5 miles from the M1 Motorway. This property is close to established industrial estates such as Portland Industrial Estate, Brierley Industrial Estate and Field Industrial Estate to name but a few.

VAT

It is understood that VAT is applicable on the purchase price.

Planning

We believe the building to have B1 (light industrial) and B8 (storage and distribution). The former tenant using this as a trade counter with internal offices and stores.

(However, interested parties are advised to make their own enquiries via the local authority).



Accommodation

From measurements taken on site, we calculate the gross internal floor area (GIA) to be:-

Description	m ²	ft ²
Ground floor	131	1,411
First floor	115	1,244
Total	246	2,655

(This information is given for guidance purposes only)

Price

The property is available at a freehold price of:-

£195,000 plus VAT
(One Hundred and Ninety Five Thousand Pounds)

EPC

The EPC rating is D – 82.

Rateable Value

The rateable value for the property is:

Rateable Value: £2,850.00

(The property is eligible for small business rates relief, however, interested parties will have to make enquiries via Ashfield District Council)

Legal Costs

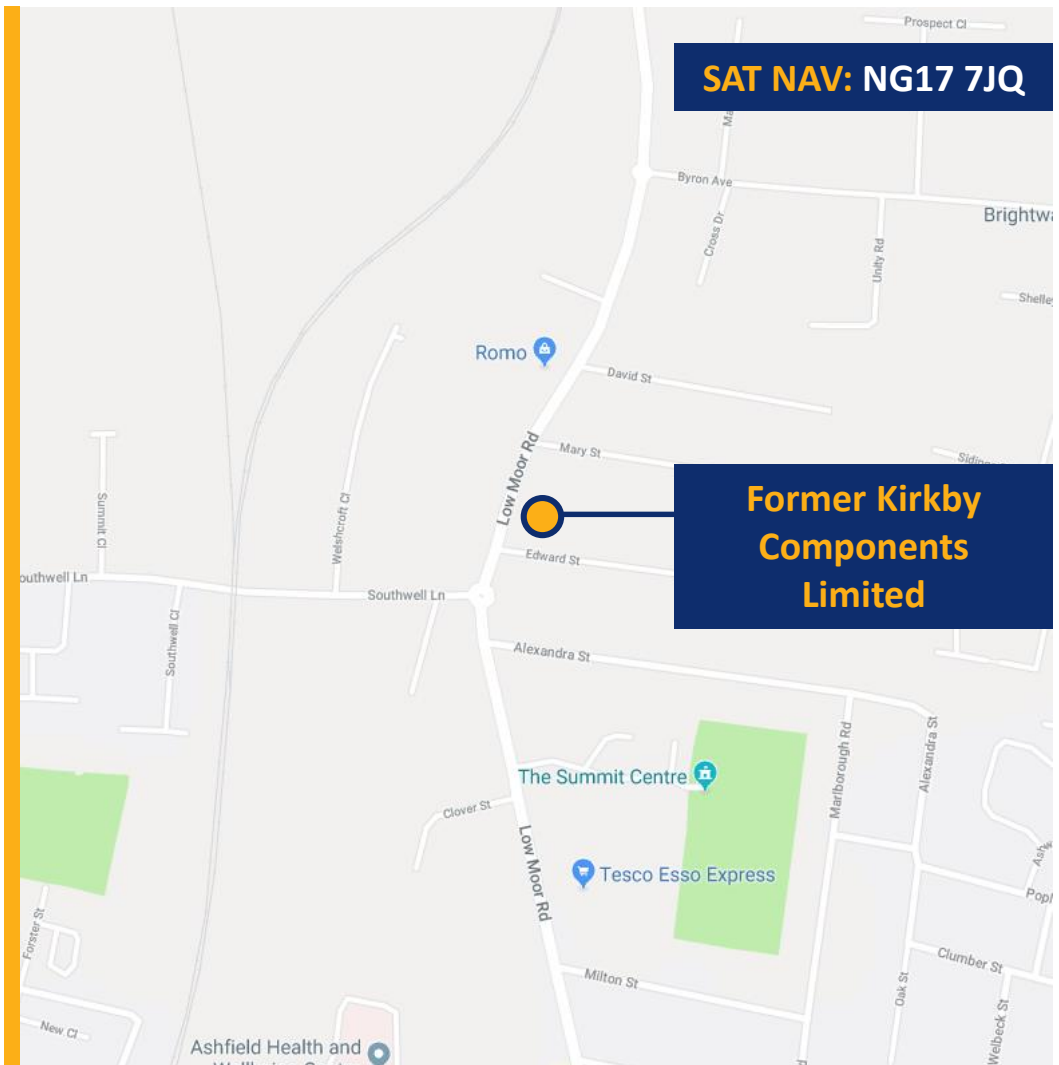
Each party are to bear their own legal costs incurred in this transaction.

Money Laundering

Prospective purchasers are to provide two forms of identification, including passport/driving license (photo ID) together with a recent utility bill.

SAT NAV: NG17 7JQ

**Former Kirkby
Components
Limited**



For further information or to arrange to view please contact:

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