

ROADSIDE RETAIL OPPORTUNITY

Former Sandiccliffe, Portland Road, Hucknall, Nottingham NG15 7SF



RENT! FORMER CAR SHOWROOM AND SERVICING CENTRE WITH LARGE COMPOUND

- 1,833 sq m (19,731 sq ft) set within 2.6 acres, with 110 car display spaces
- Available to rent with a range of uses considered (subject to planning)
- Situated on Portland Road in Hucknall town centre with 100 metre roadside frontage



LOCATION:

The property is located on Portland Road in central Hucknall. Hucknall is situated approximately 8 miles north of Nottingham city centre approximately 5 miles from J26 of the M1 motorway.

Nearby occupiers include Aldi, Iceland, Tesco Extra, McDonalds, and Home Bargains.

DESCRIPTION:

The site is split into three distinctive parts as shown on the site plan on page two.

Building 1 comprises the former car showroom with rear display and handover areas. The showroom is well presented with a range of office accommodation, kitchens, toilets and the rear workshops.

Buildings 2 and 3 are two interlinked steel portal framed industrial units with offices and a mezzanine within. Both units have roller shutter access, a large yard and dedicated access from Portland Road.

Building 4 forms the former petrol filling station kiosk to the front of the site and has large open storage land immediately to the front.

The site is capable of being split into parts and consideration will be given to consider proposals for the individual parts. For ease of reference, we have included floorplans and photos on pages 3-5.

TERMS:

The property is available on a new FRI lease for a term to be agreed.

RENT:

The quoting rent for the whole site is available on request.

(Our client may consider splitting the site, subject to covenant, and details of quoting terms are available upon request).

RATES:

Rateable Value:	£98,500
Rates Payable 2020/21:	£53,190

PLANNING:

Sui Generis (Car Showroom).

The properties are suitable for alternative uses, subject to planning.

VAT:

VAT is applicable to part of the site. Further details can be provided upon request.

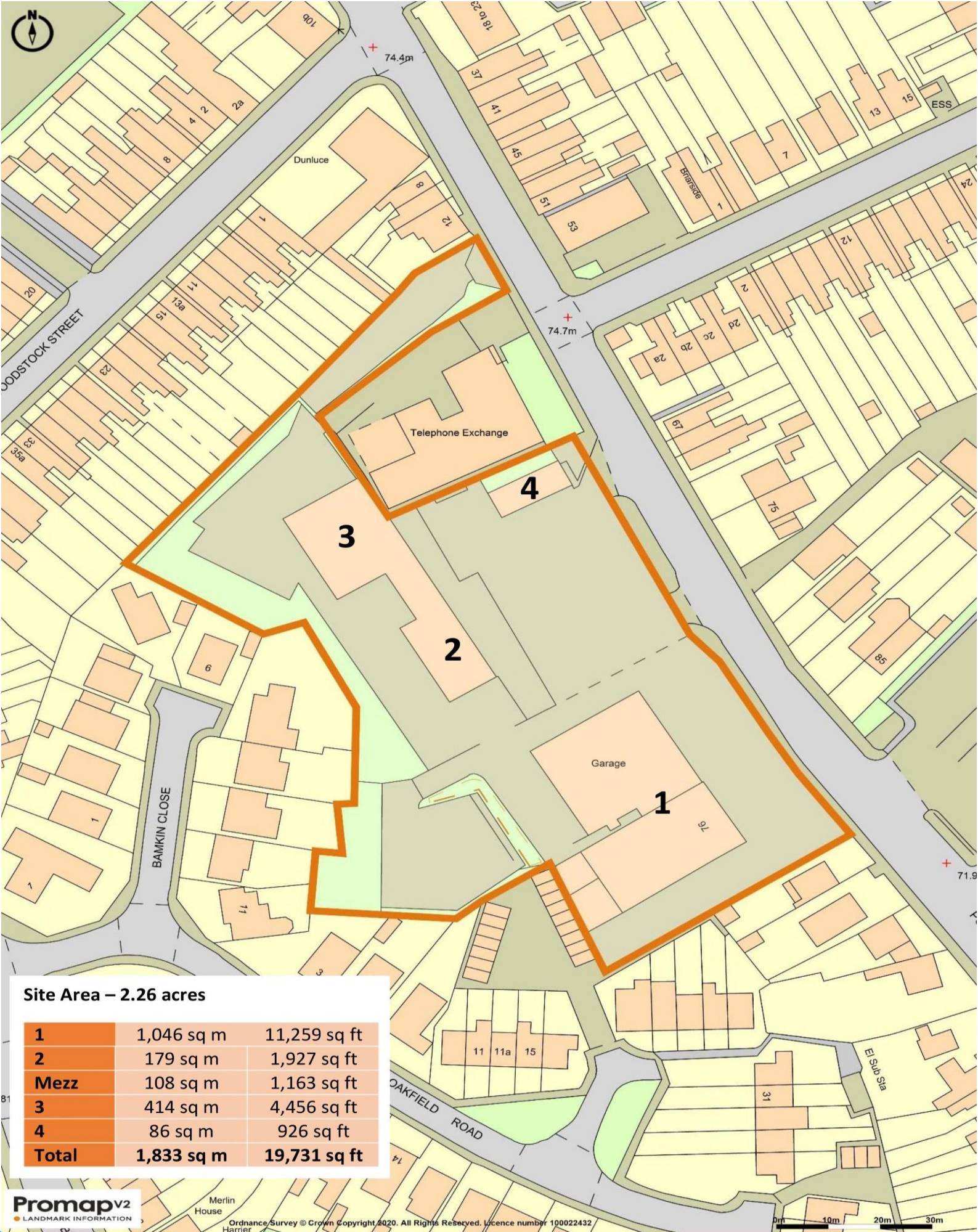
EPC:

Workshops:	C – 67
Kiosk:	D – 76
Showrooms:	D – 84

Interested? Contact Will Torr 0115 979 3491 wtorr@heb.co.uk or

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Site Area – 2.26 acres

1	1,046 sq m	11,259 sq ft
2	179 sq m	1,927 sq ft
Mezz	108 sq m	1,163 sq ft
3	414 sq m	4,456 sq ft
4	86 sq m	926 sq ft
Total	1,833 sq m	19,731 sq ft

Promapv2
LANDMARK INFORMATION

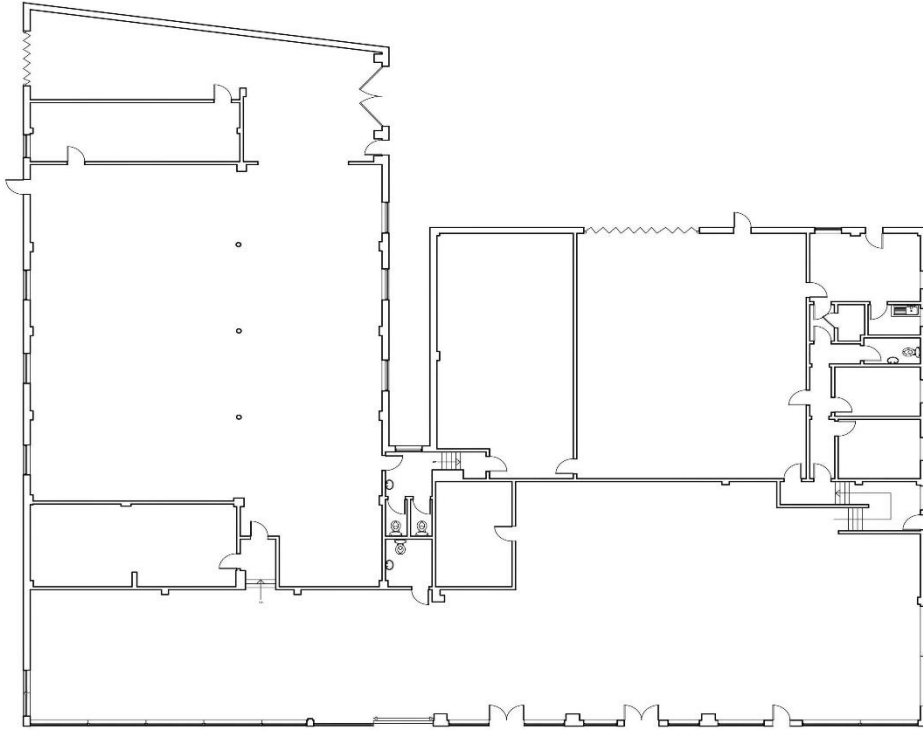
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BUILDING 1 – SHOWROOM



Ground Floor Plan

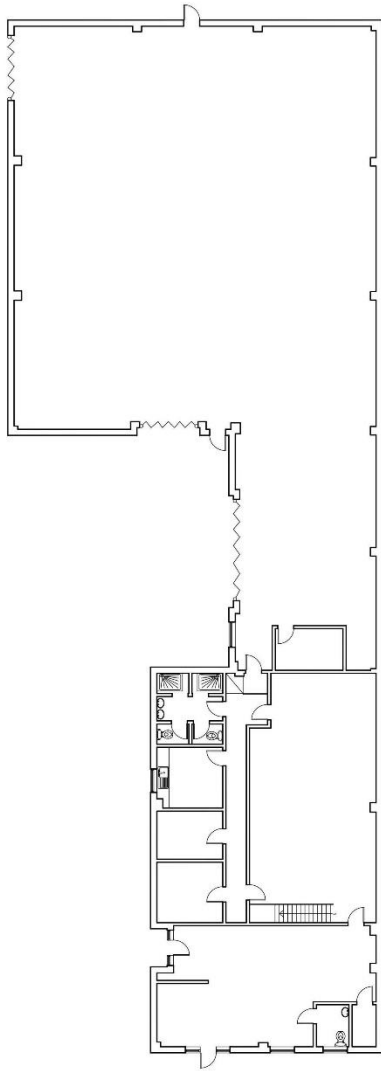


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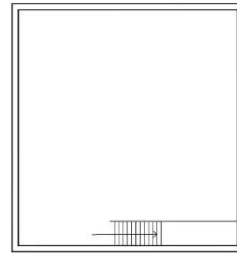
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BUILDINGS 2 & 3 – WAREHOUSE



Ground Floor Plan



Mezzanine above Unit 2

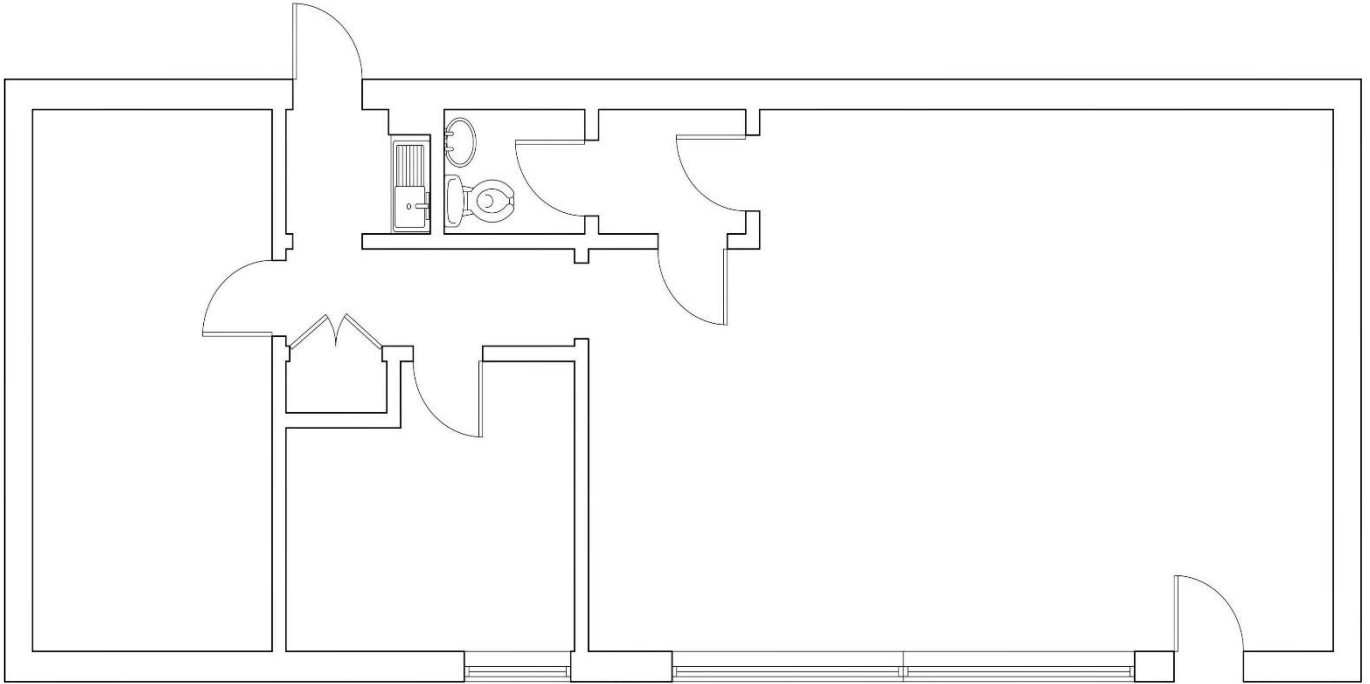


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BUILDING 4 – KIOSK



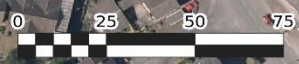
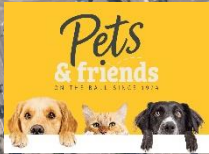
Ground Floor Plan



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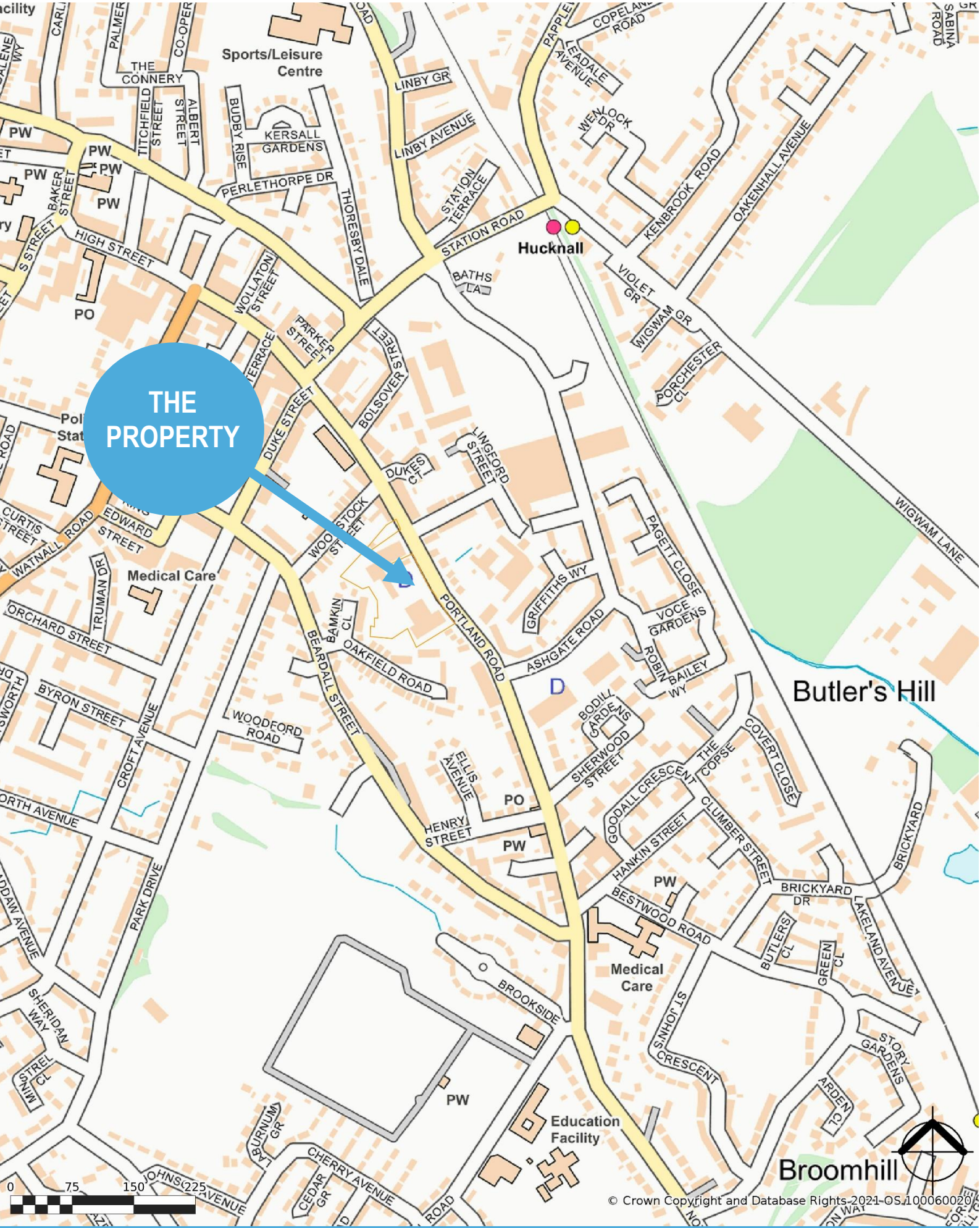


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**THE
PROPERTY**

Hucknall

Butler's Hill

Broomhill

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b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.