



**Cursham Street, Sutton In Ashfield NG17 5FD**  
**£130,000**

ALSO AVAILABLE TO RENT AT £13,000 PER ANNUM

Factory with large Showroom and Offices.

Total floor area 2559 sq ft.

Located on an established industrial estate with forecourt parking for 3 or 4 cars.

Close to the town centre.

Good Access to A38 and the M1 motorway.

## LOCATION

The premises are situated on the south west side of Cursham Street which forms part of the Reform Street industrial estate and is located approximately ¼ of a mile from the large town of Sutton in Ashfield, which serves a catchment of approximately 50,000. It has a wide range of shops, retail park, schools and regular bus services to Nottingham and Mansfield which are some 14 and 4 miles away respectively. The town has excellent road links via the A38 to the M1 motorway which is approximately 4 miles to the west and via the A617 to junction 29 of the M1 motorway which is approximately 10 miles to the north.

## DESCRIPTION

The property is constructed of cavity brick under a pitched roof covered in plastic coated profile sheeting and with a single storey flat roofed extensions to the side and rear. The premises were originally built as a Workshop and have been substantially extended and were previously used as an Adult Learning Centre owned by Printers and recently for the sale and repair of motorcycles.

The accommodation has the advantage of gas fired central heating and provides a Reception, 2 W/cs, Workshop area, Stores. Whilst at first floor level there are some Offices and a Storeroom. The the front of the property is a forecourt with parking for 3 or 4 cars.

## ACCOMMODATION

The accommodation consists of the following. Double doors to:

### RECEPTION LOBBY 11'7" x 7'7" (3.52 x 2.30)

With florescent lights and central heating radiator.

### LADIES WC

With low level WC, wash hand basin, c&h, central heating radiator.

### GENTS WC

With low level WC, wash hand basin, c&h, central heating radiator.

### SHOWROOM/WORKSHOP 38'2" x 15'9" plus 18'6" x 4'2" (11.63 x 4.81 plus 5.64 x 1.28)

### REAR STORE 18'8" x 9'3" reducing to 7'4" (5.7 x 2.81 reducing to 2.23)

2 fluorescent lights, double doors to outside with an internal security door.

Double doors to:

### WORKSHOP 2 26'11" x 9'4" (8.21 x 2.84)

With a central heating radiator, 4 fluorescent lights. Door and partition to:

### PACKING ROOM 7'3" x 9'3" (2.2 x 2.83)

With fluorescent light.

### LOBBY

With hatch.

### GENERAL OFFICE 13'9" x 9'4" (4.2 x 2.85)

With 2 central heating radiators, fluorescent light, with hatch to reception lobby. There is an inner lobby with stairs to First Floor.

## FIRST FLOOR

### STUDIO 15'11" x 15'0" plus 24'4" x 20'0" plus 6'5" x 4'0" (4.85 x 4.57 plus 7.41 x 6.09 plus 1.95 x 1.22)

With central heating radiators. Within this area is a partitioned Dark Room, with stainless steel sink, h&c, central heating radiator.

**OFFICE 13'11" x 8'6" plus 6'6" x 5'10" (4.24 x 2.59 plus 1.97 x 1.79)**

Central heating radiator, suspended ceiling, extractor fan.

**STORE ROOM 14'11" x 5'10" (4.55 x 1.79)**

With central heating radiator and extractor fan,

**OUTSIDE**

Outside there is forecourt parking for 3 or 4 cars.

**SUMMARY OF FLOOR AREAS**

We calculate the floor area to be 237.78 sq ms (2559 sq ft).

**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 £10,000. Small Business Rate Relief may be applicable.

**VIEWING**

Viewing by appointment with the Agent..

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

