



16, Brook Street, Sutton In Ashfield, Notts., NG17 1AL

Offers around £129,950

Investment for sale at offers of around £129,950 producing gross income of £11,600 per annum.

Ground floor sales shop is let on a 3 year Lease 29/04/16 at a rental of £6,500.

First floor flat together with a self contained flat let at £425 pcm (£5,100 per annum)

Town centre position, close to the Market Place.

LOCATION

The subject premises are situated in a parade of shops, to the west of the Market Place, close to the centre of the large town of Sutton in Ashfield which serves a population of approximately 50,000.

The town provides a wide range of facilities including the Idlewells Shopping Centre, retail parks, Asda superstore and a wide range of shops, indoor and outdoor market, and has excellent car parking.

The town is located approximately 14 miles north west of Nottingham, 4 miles south west of Mansfield and approximately 6 miles north east of Alfreton, and has good road access via the A38 to Junction 28 of the M1 motorway which provides good access to most parts of the country.

DESCRIPTION

The subject property comprises a fully refurbished sales shop with a good sized sales area, kitchen, store room, boiler room and w.c. The premises has the advantage of double glazed window and gas fired central heating, suspended ceilings, modern fluorescent lighting with diffusers and smoke alarms throughout.

The shop has external shutters to display window and has a burglar alarm.

The premises adjoin the Bainbridge Ballroom, Clement Taylor Menswear, a take away fish & chip shop and restaurant, Coral Bookmakers, while opposite are the offices of Ashfield Homes and the former Royal Mail sorting office.

ACCOMMODATION

SALES SHOP 23'4" X 26'9" MAX. (7.1M X 8.15M MAX.)

With double glazed door and two double glazed display windows, suspended ceiling, fluorescent light,

REAR LOBBY

With fire exit to rear yard and to the side passage.

BOILER CUPBOARD 5'3" X 3'6" (1.59M X 1.07M)

With wall mounted gas fire boiler heating radiators and hot water.

W.C

With low level w.c, wash hand basin and with h & c, central heating radiator and extractor fan.

SUMMARY OF FLOOR AREA

We calculate the floor area to be 66.68 sq.ms (718 sq.ft).

LOCAL AUTHORITY

Ashfield District Council.

RATING ASSESSMENT

We understand from our inspection of the rating list on the Valuation Office website that the property has a rateable value of £7,600 at the present time. Small business rate relief may be available.

LEASE

The premises were let on a 3 year Lease on 29th April 2016 and producing a rental of £6,500 per annum.

FLAT

The flat provides the following accommodation:

GROUND FLOOR ENTRANCE LOBBY

With stairs to first floor.

LANDING WITH STORES**KITCHEN****BATHROOM**

With panelled bath, h & c, pedestal wash hand basin, low level w.c.

2 X DOUBLE BEDROOMS**LOUNGE****SECOND FLOOR**

The accommodation comprises the following:

FURTHER DOUBLE BEDROOM

With double glazed windows.

LOUNGE

With double glazed window.

STORE ROOM**FLAT**

The flat is let at £425 per calendar month exclusive.

TENURE

We understand the tenure of the property is freehold.

SERVICES

Mains water, gas, electricity and drainage are connected to both properties.

VIEWINGS

By appointment with the Agents.

FLOOR PLANS**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.

Energy Performance Certificate

Non-Domestic Building



16 Brook Street
Sutton-in-Ashfield
NG17 1AL

Certificate Reference Number:
0030-4938-0305-8100-4010

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 70 This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	72
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	57.14
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

27 If newly built

78 If typical of the existing stock