



For Sale

Former Bank Property

896, Woodborough Road, Mapperley, Nottingham, NG3 5QR

For further information
please contact:

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Location

Mapperley is an affluent suburb of Nottingham with a resident population of approx 15,846 (2011 Census). Mapperley is located on B684 Woodborough Road which also connects to the A60 Mansfield Road. The subject property is approximately 5 miles north east of Nottingham City Centre and 1 mile south of Arnold.

The area comprises a mix of independent and national retailers including Costa Coffee, Co-Op Foodstore, Boots, Sainsburys and Greggs. The property is situated immediately adjacent The Childrens Society whilst opposite Sainsburys Local.

Description

The property comprises a former bank property arranged over ground, first, and second floors. There is the potential for residential conversion of the upper floors.

Tenure

Freehold

Accommodation

Gross	18' 06"	5.64 m
Shop Width	16' 10"	5.12 m
Shop Depth	65' 11'	20.10 m

GF Sales	889 sq ft	82.60 sq m
First Floor	428 sq ft	39.79 sq m
Second Floor	244 sq ft	22.69 sq m

Business Rates

The property is assessed for rates as follows:

Rateable value: £16,250
Rate in £ (2018/19): 48 p
Rates Payable: £7,800

Interested parties should make their own

enquiries with the Local Authority to verify this information.

Price

£195,000

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The property has an EPC rating D99. The certificate is available on request.

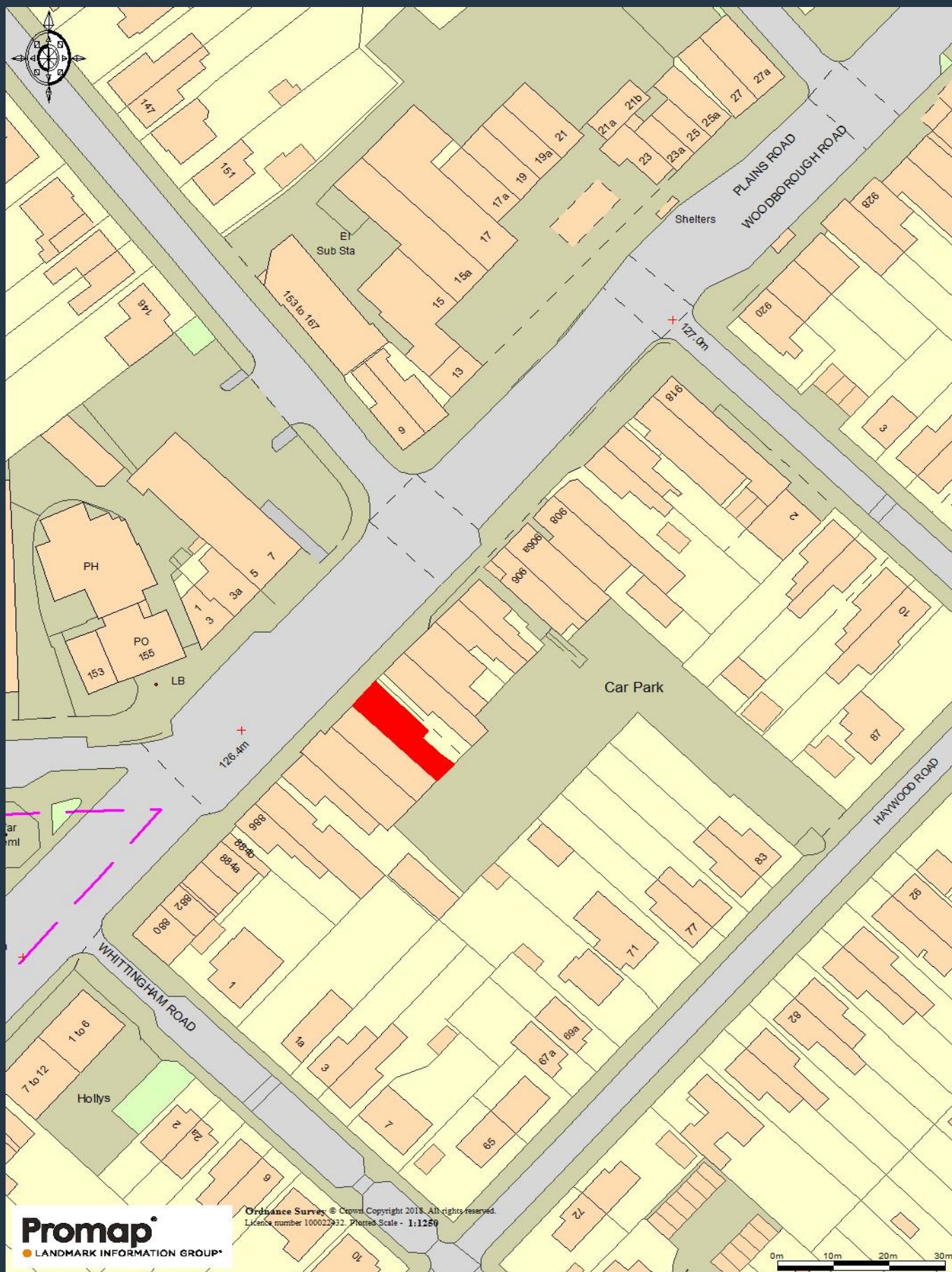
VAT

VAT if applicable will be charged at the standard rate.

Viewing

Strictly by prior appointment with the sole agents.

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