

FOR SALE

Retail

Lambert
Smith
Hampton

Prominent Freehold Premises

18-20 Low Street, Sutton-in-ashfield NG17 1DG



2,257 Sq Ft (209.68 Sq M)

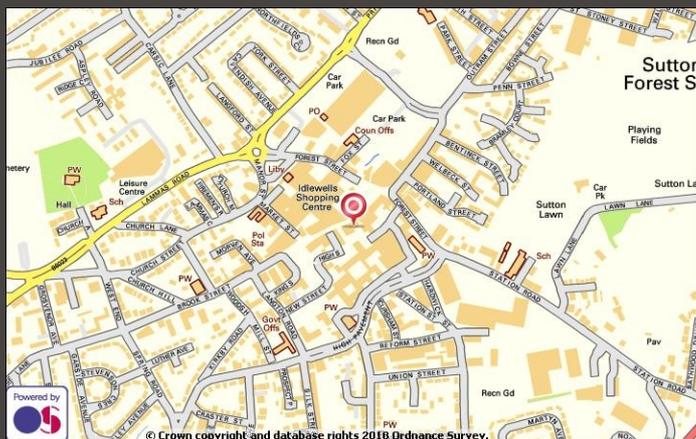
- ✓ Rare freehold opportunity
- ✓ Retail premises with ancillary offices
- ✓ Suitable for a variety of uses STP
- ✓ EPC D:85



Lambert Smith Hampton

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NG17 1DG



LOCATION

The subject premises are located on Low Street which is the main pedestrianised retail high street within Sutton In Ashfield. Opposite the subject premises is one of the main entrances to the Idlewells Shopping Centre.

Sutton in Ashfield itself is a market town situated just off the A38, approximately three miles east of J28 of the M1 motorway and 3 miles west of Mansfield Town Centre.

DESCRIPTION

The subject premises is a prominently positioned 3 storey building comprising retail and office accommodation previously occupied by Nationwide Building Society.

Internally, the building is in a good decorative order and is carpeted throughout with gas fired central heating with the ground floor accommodation also benefitting from suspended ceilings with inset lighting and air conditioning.

With regards to internal configuration, the ground floor was previously used as the main banking/sales area in addition to WC and kitchenette facilities. At first floor level there is a mixture of offices and meeting rooms with the second floor comprising further offices and a kitchen / breakout room for staff. There are W/C facilities on each level.

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ACCOMMODATION

The premises benefits from the following net internal areas:

Site area	sq ft	sq m
Ground Floor Sales	690	64.1
Ground Floor Ancillary	405	37.62
First Floor	638	59.27
Second Floor	524	48.68
Total	2,257	209.68

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

BUSINESS RATES

The premises has a rateable value of £19,750. Interested parties are advised to make their own enquiries to the local billing authority.

TERMS

The freehold interest of the premises is available at a price of £240,000 excl.

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VIEWING & FURTHER INFORMATION

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