

213 Cromford Road, Langley Mill, Nottingham, NG16 4EU



**FOR SALE**

## Former Car Repair/Showroom Premises

### OVERVIEW

Prominent location.

Car sales/repair but suitable for alternative use subject to planning permission.

Residential re-development/conversion opportunity.

Gross Internal Area 163.10sqm / 1,755sq.ft

## LOCATION

Langley Mill is a small town in the Amber Valley District on the border of Derbyshire and Nottinghamshire. The town is some 10 miles north of Derby and close to the settlements of Heanor (0.8 miles to the east) and Eastwood (1.6 miles to the west).

## DESCRIPTION

The subject property is located in a prominent corner position on Cromford Road and comprises a single storey commercial building with masonry elevations set beneath a flat asphalt roof.

Internally the property is of L-shaped configuration with an open plan retail showroom with ancillary stores to the rear of the property which are accessed via a pair of timber loading doors. The retail area benefits from a timber display window, together with a painted concrete floor, slat board walls and a painted plaster ceiling with both strip and tracked lighting. The property also has a small kitchenette together with dedicated male and female toilets to the utmost rear.

Externally the property has parking/loading facilities to the front and side secured by a security barrier arm.

## ACCOMMODATION

The accommodation has been measured on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice (6th Edition).

Net Internal Area 1,755ft<sup>2</sup> / 163.10m<sup>2</sup>

## PLANNING

We understand the property has the benefit of planning consent for use in relation to the repair and sale of motor vehicles but may be suitable for alternative uses subject to the necessary planning consents. All planning information should be confirmed with the Local Authority.

## SERVICES

It is understood that all mains services are either connected or available to the property.

## BUSINESS RATES

The property is currently listed as having a Rateable Value of £4,150 with affect from April 2010.

## TENURE

The property is available on a freehold basis with vacant possession.

## PRICE

Offers for the freehold are invited in the region of £100,000.

## VAT

It is our understanding that VAT is payable with this transaction. All figures quoted are exclusive of VAT. Purchasers must satisfy themselves as to the VAT position if necessary by taking the appropriate professional advice.

## LEGAL COSTS

Each party are to pay their own legal costs in connection with the transaction.

## VIEWING

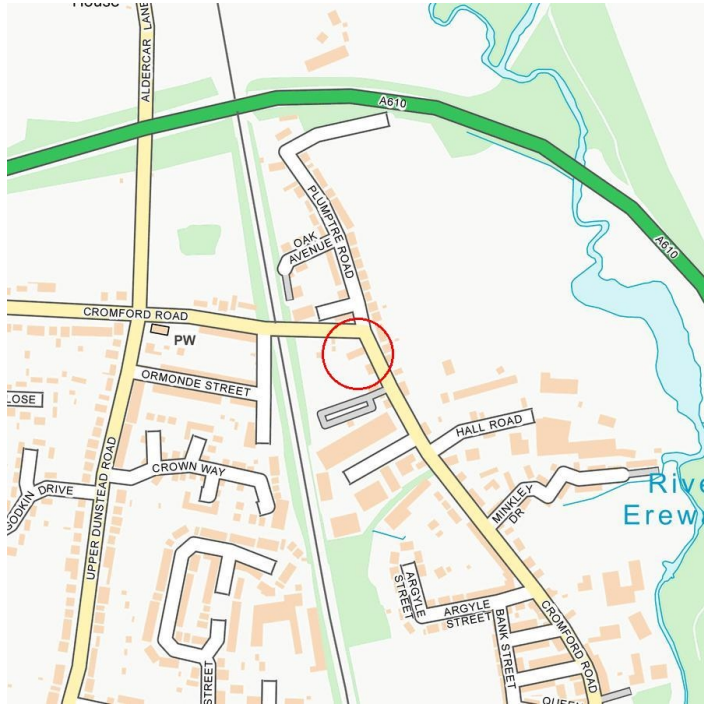
Strictly by appointment with the sole agents BB&J Commercial.

## CONTACT

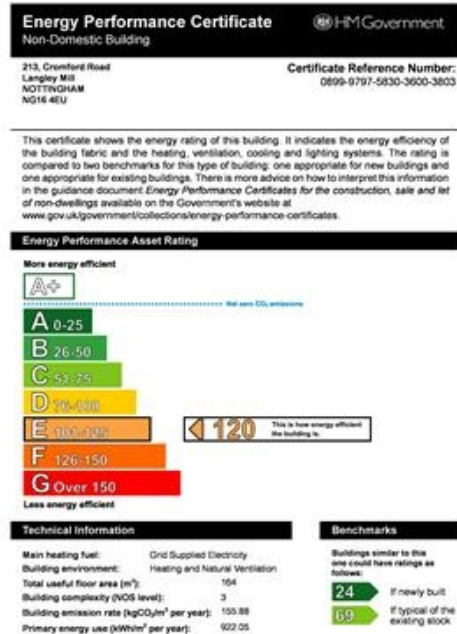
Chris Keogh  
01332 292825  
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## LOCATION MAP



## ENERGY PERFORMANCE RATING



## PROPERTY IMAGES

Note: Plans, maps and drawings are not to scale.

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