

MUSSON LIGGINS




EDWINSTOWE
12 HIGH STREET

£135,000

106.39 sq m (1,177 sq ft)

FOR SALE

Ground Floor Retail Unit
With First Floor Residential

 12 High Street, Edwinstowe,
Mansfield, Nottinghamshire,
NG21 9QS

 0115 941 5241

 jack@mussonliggins.co.uk

 mussonliggins.co.uk

GENERAL DESCRIPTION

The subject property comprises a two-storey mixed-use traditional building situated with a frontage to High Street, located in the village of Edwinstowe.

FEATURES

- ▶ LARGE GLASS RETAIL FRONTAGE
- ▶ SEPERATE ACCESS TO THE REAR ELEVATION
- ▶ PROMINENT HIGH STREET LOCATION



12 High Street
Edwinstowe
Nottinghamshire
NG21 9QS



LOCATION

The subject property is situated with a frontage to the west side of High Street, although vehicle access is available from the rear elevation of West Lane, within the village of Edwinstowe. The property sits on the main high street where other occupiers include a greengrocer, post office, beauty salon, butchers and library.

Edwinstowe is situated on the A6075, Ollerton Road, which passes east to west, just to the north of the subject property, with the A614 being available approximately 2 miles distance to the east of the subject property and the A6075 to the west linking with Mansfield Woodhouse, located approximately 7 miles distance. The A614 does provide direct access to the A1, located approximately 10 miles distance to the north, with Nottingham City being located approximately 20 miles distance to the south.

Edwinstowe is a large village and civil parish in the heart of Sherwood Forest. Edwinstowe has associations to the Robin Hood and Maid Marion legends.

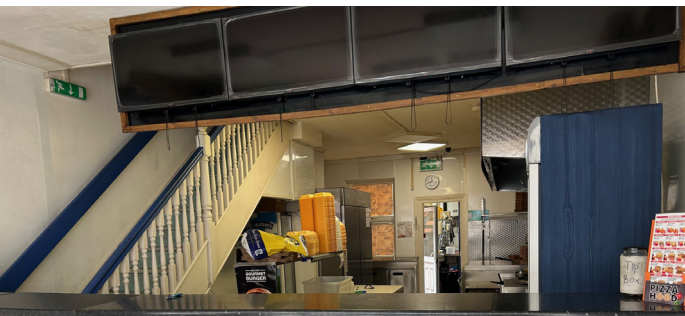
DESCRIPTION

The subject property comprises a two storey property of traditional brick construction, beneath a pitched tiled roof covering.

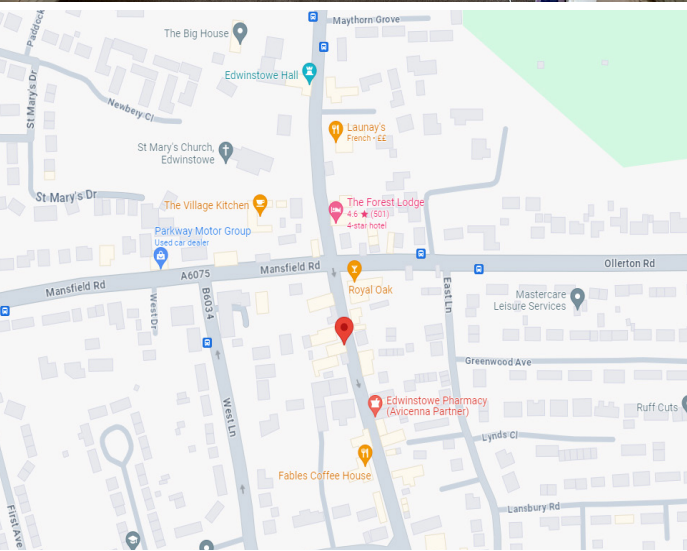
The building is currently tenanted which is currently let for a headline rent of £12,000 per annum exclusive.

Internally the premises comprise the main servery kitchen area, with a prep room to the rear of the property all of which is on the ground floor. The kitchen area is fully fitted for the purposes of a fast food takeaway. To the first floor are two rooms, and a shower room, currently being as storage/possible living accommodation (subject to planning).

Externally, there is a small yard to the rear, with two traditional brick built storage units.



12 High Street, Edwinstowe	M ²	Ft ²
Ground Floor	57.12	614
First Floor	52.27	563
Total Accommodation	109.39	1,177



EXISTING TENANCIES.

The subject premises is currently let for a Headline Rent of £12,000 per annum exclusive.

Further information is available on request.

PLANNING

We understand that the property has Planning Consent for its existing use.

For further information, please contact Newark and Sherwood District Council.

We understand the premises has planning approval for use as a bakery, coffee shop and fast food takeaway fast food.

EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the existing building's Energy Performance Certificate can be obtained from the Agents

TERMS

The premises are available to purchase on a Freehold basis.

PRICE

£135,000 (One Hundred and Thirty Five Thousand Pounds)

BUSINESS RATES

Rateable Value: **£4,100.**

This is not the amount you will pay. Budget figures are available from the Agents.

For further information on Rates Payable and Small Business Rates Relief contact Newark and Sherwood District Council.

SERVICES

We understand that mains 3-phase electricity, water and drainage are connected to the premises.

However, we recommend that interested parties contact the relevant service providers to confirm this.

VAT

Prices are quoted exclusive of Value Added Tax (VAT).

LEGAL COSTS

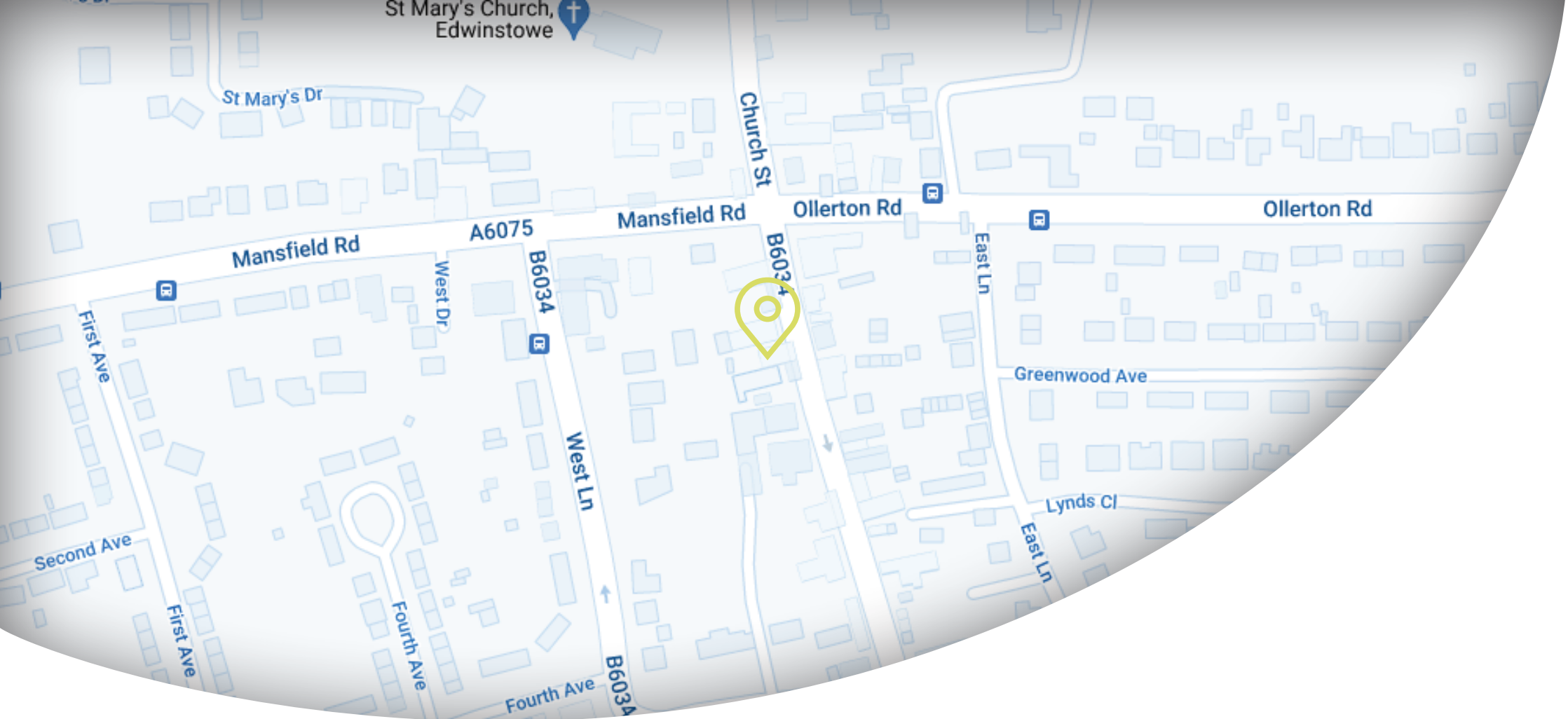
Each party will be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

CONTACT

Jack Farrell BSc (Hons) MRICS
Jack@mussonliggins.co.uk



MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

MUSSON LIGGINS



Brigade House 5, Albion Street,
Beeston, Nottingham NG9 2PA



**VALUATION
REPORTS**



**COMMERCIAL
SALES & LETTINGS**



**LANDLORD &
TENANT ADVICE**

At Musson Liggins we aim to deliver a personal and professional service you can trust, with clear, practical advice and guidance.

Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.



JACK FARRELL BSc (HONS) MRICS
SENIOR SURVEYOR



0115 941 5241



jack@mussonliggins.co.uk



[mussonliggins.co.uk](https://www.mussonliggins.co.uk)