



69 Westdale Lane Carlton Nottingham NG4 3JU

Offers in Excess of £250,000

RESIDENTIAL PREMISES ALSO UTILISED FOR CAR DISPLAY AND RETAIL 112.81 m² (1,213 ft²). FOR SALE

Approximate Net Internal Floor Area

FEATURES INCLUDE....

EXCELLENT RESIDENTIAL PREMISES | SUITABLE FOR ALTERNATIVE USES (STP)

Location

The subject property is situated to the south side of Westdale Lane within the Nottingham suburb of Carlton located approximately 3 miles distance to the north east of Nottingham city centre.

Westdale Lane is a link between the B684 Plains Road to the north west and Gedling to the south east.

Description

The property includes an entrance hall and stairs to the first floor, living room/dining room, kitchen, utility and office and to the first floor 3 bedrooms, 1 with an ensuite shower room facility and family bathroom.

The property was originally linked to the adjacent workshop premises externally there is a concrete surfaced area to the front, side and rear elevation of the property which is currently utilised for the display and storage of motor vehicles.

The premises also benefits from two substantial garages to the rear.



T: 0115 941 5241 E: info@mussonliggins.co.uk www.mussonliggins.co.uk





Map View

Plan View

Planning

The premises is currentlt utilised as a residenatial property and for car display and retailing.

Business Rates

Rateable Value:

£2,500

Council Tax

Council Tax Band E

Price

Offers in Excess of

£250,000 (Two Hundred and Fifty Thousand Pounds)

VAT

Unless stated all 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.

Energy Efficiency Rating

A copy of the Energy Performance Certificate is available upon request.

Services

We understand that all mains services are connected to the premises. However, we recommend that interested parties contact the relevant service providers to confirm this.

Viewing

Strictly by prior appointment through the sole selling agents, Musson Liggins.



Musson Liggins for themselves and for the vendor of this property those agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Musson Liggins or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars to be relied upon as a statement or representation of fact, (iv) any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Musson Liggins or any other person in their employment any authority to make or give representation or warranty whatsoever in relation to this property. Wideangle lenses may be used. © Copyright Musson Liggins Limited

T: 0115 941 5241 E: info@mussonliggins.co.uk www.mussonliggins.co.uk