



69 Westdale Lane  
Carlton  
Nottingham  
NG4 3JU

Offers in Excess of  
**£250,000**

RESIDENTIAL PREMISES ALSO UTILISED FOR CAR DISPLAY AND RETAIL

**112.81 m<sup>2</sup> (1,213 ft<sup>2</sup>).**

Approximate Net Internal Floor Area

**FOR SALE**

**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.



Map View



Plan View

### Accommodation

|          |  |
|----------|--|
| GF       | 53.54 m <sup>2</sup> / 576 ft <sup>2</sup> |
| 1F       | 59.27 m <sup>2</sup> / 637 ft <sup>2</sup> |
| Garage   | 26.06 m <sup>2</sup> / 280 ft <sup>2</sup> |
| Garage 2 | 29.57 m <sup>2</sup> / 309 ft <sup>2</sup> |

**Total 112.81 m<sup>2</sup> / 1,213 ft<sup>2</sup>**  
 (excluding garages)

Approximate Net Internal Floor Area

### Planning

The premises is currently utilised as a residential 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.

