

HoldenCopley

PREPARE TO BE MOVED

Haydn Road, Sherwood, Nottinghamshire NG5 1DG

Guide Price £250,000 - £275,000 (VAT is applicable
on purchase)

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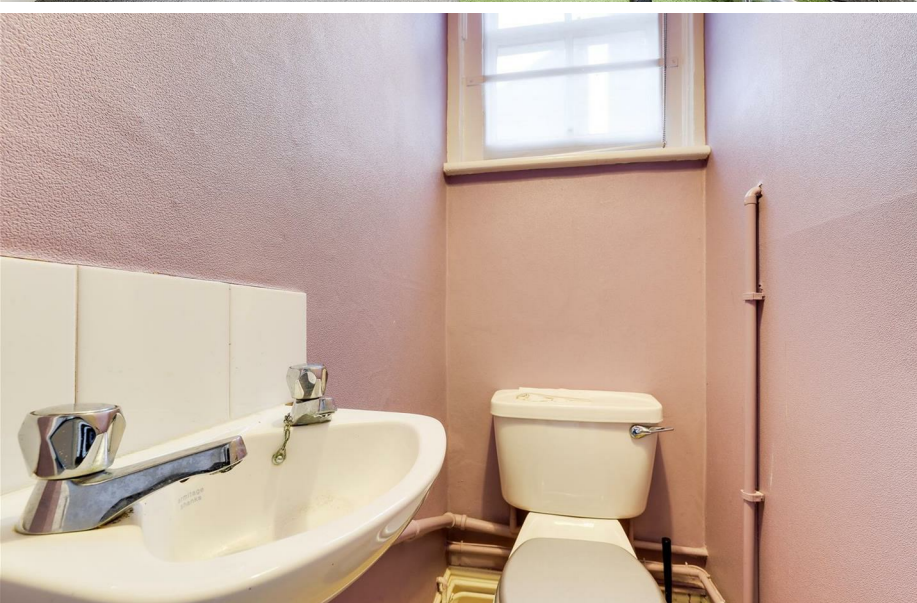
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GREAT INVESTMENT OPPORTUNITY...

Nestled in the vibrant area of Sherwood, this detached office premises offers a lucrative investment opportunity with its versatile layout spread across three floors. The ground floor welcomes with a spacious open-plan room, ideal for various configurations, accompanied by a convenient W/C and access to the upper levels via stairs. The first floor hosts two private cellular offices, a well-appointed kitchen, and another W/C, while the second floor accommodates four additional smaller offices, catering to diverse business needs. Throughout, the property boasts carpeted floors and ample illumination from fluorescent strip lighting, ensuring a conducive work environment. Heating is efficiently provided by radiators powered by a central gas boiler, complemented by security measures featuring an alarm. Adding to its appeal, the property offers three parking spaces to the front, enhancing accessibility for occupants along with a garden to the rear. Positioned in close proximity to local amenities, shops, and transportation links, this property stands as a prime choice for discerning investors seeking a promising venture in the dynamic Sherwood area.

MUST BE VIEWED





- Detached Commercial Unit
- Three-Storey
- Fitted Kitchen & Boiler
- Three W/C's
- Two Meeting Rooms & Four Office Spaces
- Plenty Of Potential
- Three Parking Spaces
- Great Investment Opportunity
- Convenient Location
- Must Be Viewed





GROUND FLOOR

Entrance Hall

11'10" × 6'3" (3.63 × 1.91)

The entrance hall has carpeted flooring, recessed spotlights, and a single wooden door providing access into the accommodation.

W/C

10'11" × 2'6" (3.34 × 0.78)

This space has a low level flush W/C, a wash basin, tiled splashback, wood-effect flooring, a wall-mounted security alarm panel, an extractor fan, ceiling tiles, and a single-glazed obscure window.

Versatile Room

29'10" × 20'6" (9.11 × 6.26)

This room has carpeted flooring, a radiator, a mixture of various ceiling lights including recessed spotlights, and a single-glazed window.

Storage

21'7" × 4'5" (6.59 × 1.36)

FIRST FLOOR

Hallway

14'4" × 8'11" (4.37 × 2.72)

The hall has carpeted flooring, an in-built cupboard, a radiator, and a single-glazed window to the front elevation.

Meeting Room

14'10" × 12'7" (4.53 × 3.84)

The meeting room has a bay window and a single window, carpeted flooring, a curved radiator, and open plan to the second meeting room.

Meeting Room Two

13'10" × 11'10" (4.22 × 3.61)

This space has carpeted flooring, a single-glazed window, and a radiator.

Kitchen

9'0" × 7'8" (2.75 × 2.35)

The kitchen has a range of fitted base and wall units with worktops, a stainless steel sink with taps and drainer, a wall-mounted boiler, tiled flooring, tiled splashback, a radiator, a single-glazed window, and a single door providing access.

W/C

5'8" × 2'9" (1.74 × 0.85)

This space has a low level flush W/C, a wall-mounted wash basin, tiled splashback, wood-effect flooring, and a single-glazed window.

SECOND FLOOR

Landing

9'7" × 4'9" (2.94 × 1.45)

The landing has carpeted flooring, access to the full-height loft, and provides access to the second floor accommodation.

Office Space One

13'11" × 11'11" (4.26 × 3.64)

This office space has a single-glazed window, a roof skylight window, carpeted flooring, a radiator, and open plan to the second office space.

Office Space Two

10'11" × 10'9" (3.33 × 3.30)

The second office space has a single-glazed window, two roof skylight windows, carpeted flooring, and a radiator.

Office Space Three

8'11" × 7'2" (2.74 × 2.19)

The third office space has a single-glazed window, wood-effect flooring, and a radiator.

Office Space Four

10'1" × 7'6" (3.08 × 2.31)

The fourth office space has a single-glazed window, a radiator, and carpeted flooring.

W/C

5'6" × 2'10" (1.70 × 0.87)

This space has a low level flush W/C, a wash basin, tiled splashback, wood-effect flooring, and a single-glazed window.

OUTSIDE

Outside there is three parking spaces to the front, and a garden to the rear.

DISCLAIMER

VAT IS APPLICABLE ON THIS PURCHASE

Council Tax Band Rating - Nottingham City Council - Business Rates

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.

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