

BUSINESS SPACE OPPORTUNITY

2 Oakfields Road, Lady Bay, West Bridgford, Nottingham NG2 5DN

BUY!

SUBSTANTIAL FORMER CHILDRENS DAY NURSERY SUITABLE FOR A VARIETY OF USES (STP)

- Building extends to 1,089 sq m (11,719 sq ft)
- Suitable for:-
 - Retail
 - Offices
 - Gymnasium
 - Medical or Health Services
- Previously used as a children's day nursery
- Well established and attractive residential area



EXISTING OAKFIELDS ROAD VIEW

**Interested? Contact Matthew Hilton 0115 950 6612 mhilton@heb.co.uk
OR Nick Morgan 0115 979 3495 nmorgan@heb.co.uk**

0115 950 6611

LOCATION:

The property is positioned in Lady Bay, which is a suburban area within West Bridgford, south of Nottingham city centre and the River Trent. Lady Bay is made up of predominantly period residential properties. The site itself is positioned between Oakfield Road and Rutland Road.

DESCRIPTION:

The property comprises of a substantial, predominantly two storey building which has been formally used as a children's day nursery with ancillary offices.

Internally, the majority of the rooms have been stud partitioned in order to create the cellular nursery rooms / offices which can be reconfigured.

Externally, the property benefits from a private car park and outdoor garden area (formally used as a play area for the day nursery).

PLANNING:

The property has existing use as children's day nursery (Use Class E: formerly D1 under the previous use class) with other potential uses within this Use Class being:

- Offices
- Retail
- Indoor sport, recreation or fitness (Gymnasium)
- Medical or Health services

Other uses would be subject to obtaining the necessary planning consents.

TENURE:

Freehold

PRICE:

The property is available to purchase at a price of:-

£850,000 Freehold

RATES:

Rateable Value: £36,750

Rates Payable 2023/24: £18,338

VAT:

Vat is not applicable to the purchase price.

EPC:

An EPC has been commissioned.



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TRENT BRIDGE
EST. 1838

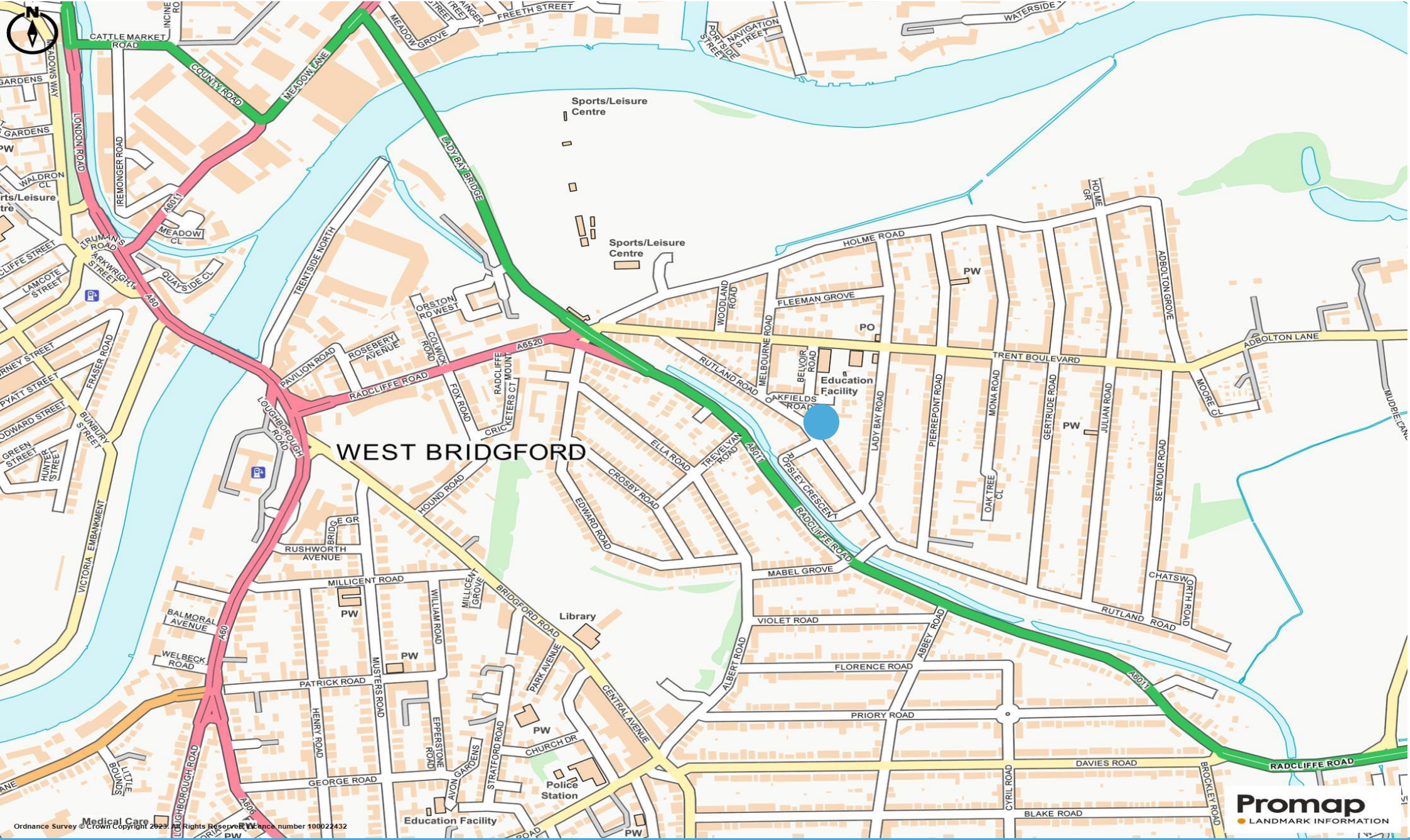


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b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.