

OWNER OCCUPIER / POTENTIAL REDEVELOPMENT OPPORTUNITY

The Old Ambulance Station, 2 Elm Avenue, Carlton, Nottingham NG4 3DD



BUY!

OPPORTUNITY TO ACQUIRE AN ESTABLISHED GARAGE OR RESIDENTIAL REDEVELOPMENT OPPORTUNITY (STP)

- Existing Building (GIA) - 196 sq m (2,111 sq ft)
- Site Area - 455 sq m (0.11 acres)
- Suitable for owner occupier for existing vehicle repair & servicing garage use
- Potential opportunity to redevelop to create six self-contained apartments (STP)
- Close to local amenities & good commuter routes
- Popular residential location



Interested? Contact Nick Morgan 0115 979 3495 nmorgan@heb.co.uk
OR Robert Maxey 0115 979 3496 rmaxey@heb.co.uk

0115 950 6611

LOCATION:

The property is located in Carlton, which lies approximately two miles east of Nottingham city centre. Elm Avenue is well located to provide easy access to a wealth of local amenities and provides good commuter routes.

The location is ideally suited for both the residential and industrial market; therefore, this opportunity may represent an ideal purchase to a developer or an owner occupier to continue the current use as a garage.

DESCRIPTION:

The property comprises a single storey industrial unit which has been used as a garage / service station.

Internally, the property has an open plan workshop area with separate office / staff facilities.

Externally, the property has access via a private driveway with secure yard to the front.

Note – The existing garages fixtures and fittings may be available via separate negotiation. Please contact the sole agent for further information.

REDEVELOPMENT PROPOSAL:

The property lends itself to potential redevelopment of the site to residential accommodation.

An indicative scheme has been produced to create a mix of 6 x one and two bedroomed, self-contained apartments of various sizes, subject to obtaining the necessary planning consents (see overleaf).

ACCOMMODATION: (GIA)

EXISTING BUILDING	SQ M	SQ FT
Ground Floor:	196.11	2,111

SITE AREA	SQ M	ACRES
	455	0.11

TENURE:

Freehold with vacant possession.

PRICE:

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

£235,000 Freehold

RATES:

Rateable Value: £6,700

Small business rates relief may be available for qualifying occupiers.

EXISTING PLANNING:

Former Ambulance Station, with well-established motor repair use.

Suitable for alternative uses subject to obtaining the necessary planning consent

VAT:

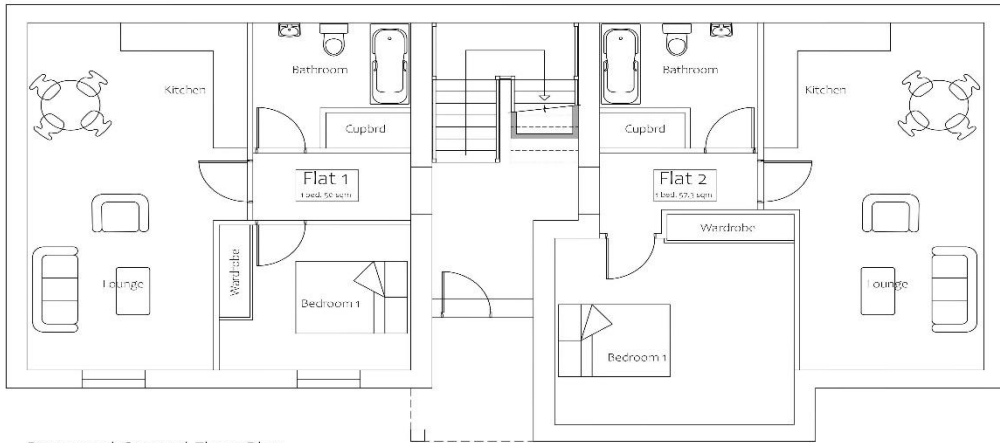
Vat is not applicable to the purchase price.

EPC:

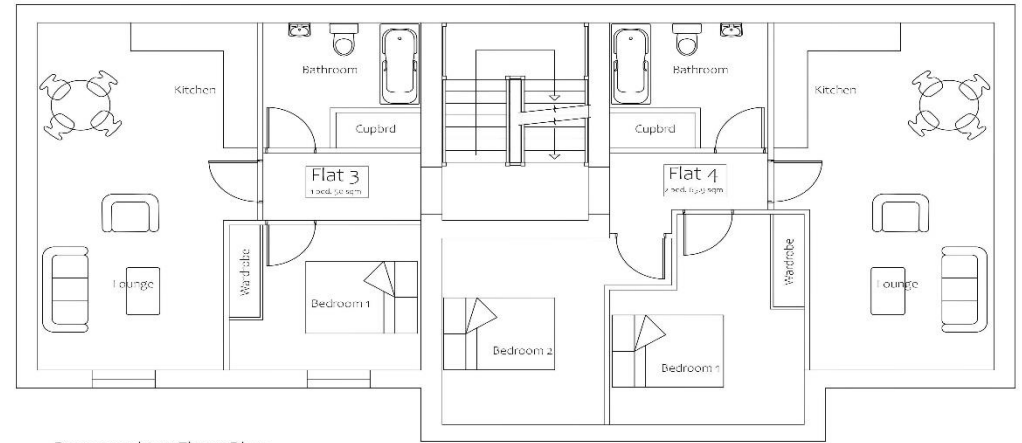
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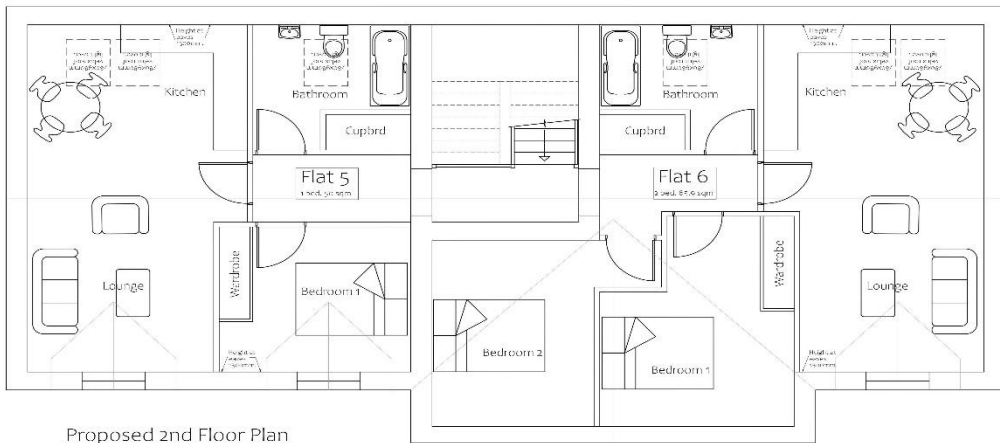
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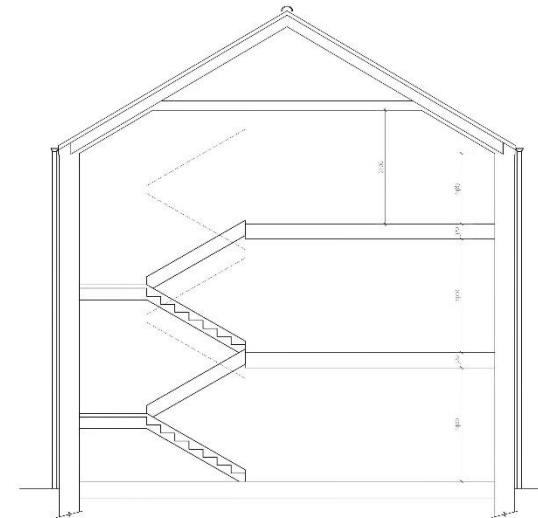
Proposed Ground Floor Plan
Scale 1:50



Proposed 1st Floor Plan
Scale 1:50



Proposed 2nd Floor Plan
Scale 1:50



Proposed Section Through
Scale 1:50

INDICATIVE SCHEME LAYOUT PLAN

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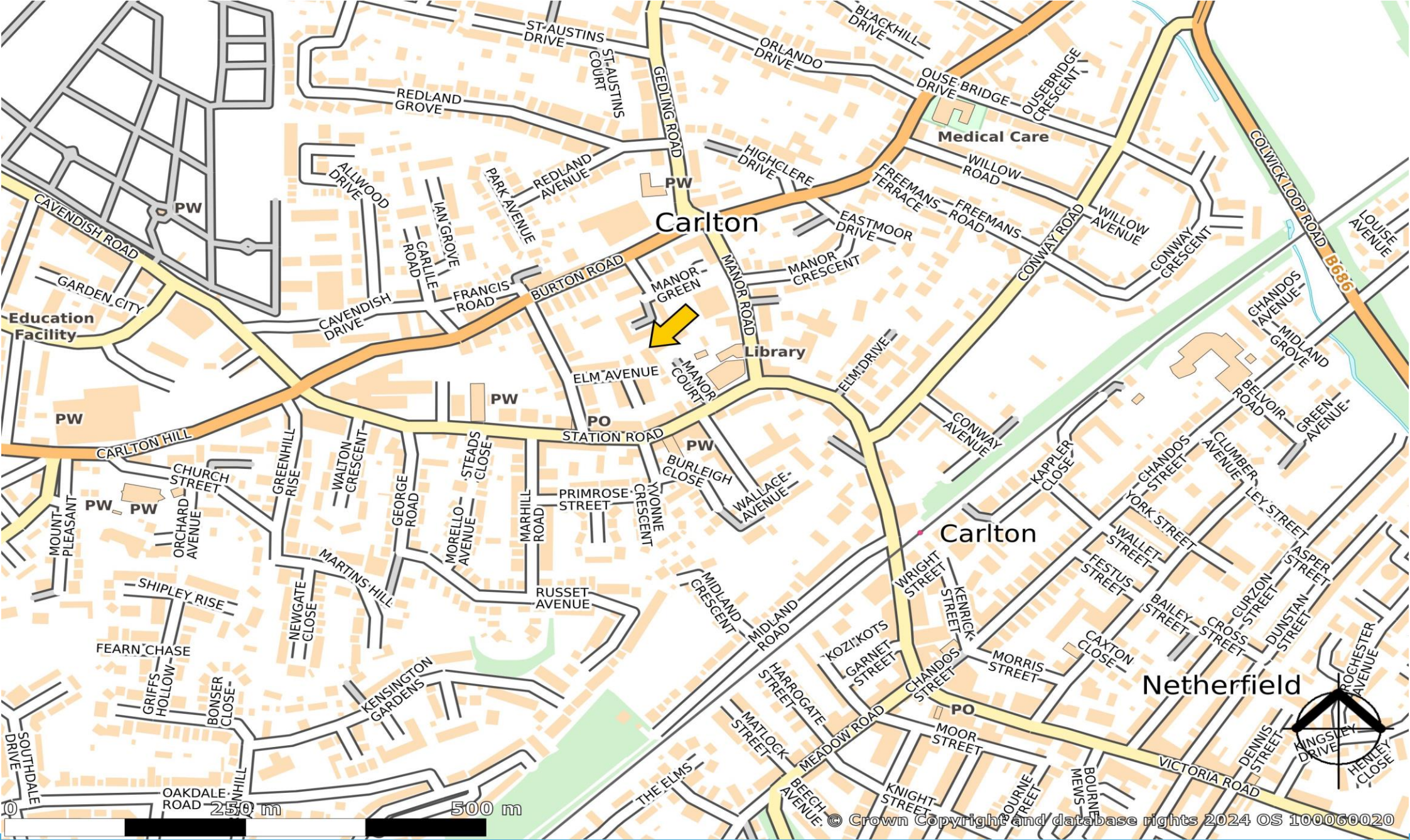
PROPOSED SITE PLAN



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The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition.

a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

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.