

# BUSINESS SPACE / REDEVELOPMENT OPPORTUNITY

140 Vernon Road, Old Basford, Nottingham NG6 0AD



## BUY!

REDEVELOPMENT OPPORTUNITY SITUATED JUST OFF NOTTINGHAM'S OUTER RING ROAD  
(VALLEY ROAD – A6514)

- Detached, 15,000 sq ft warehouse / factory set on 1.2 acre site
- Prominently located redevelopment opportunity
- Situated 2.5 miles from Nottingham city centre & 0.2 miles from the outer ring road
- Suitable for owner occupiers, developers & investors
- Rare freehold opportunity



Interested? Contact Will Torr 0115 979 3491 [wtorr@heb.co.uk](mailto:wtorr@heb.co.uk)  
OR Nick Morgan 0115 979 3495 [nmorgan@heb.co.uk](mailto:nmorgan@heb.co.uk)

**0115 950 6611**

## LOCATION:

The property is situated on Vernon Road in the Old Basford area of Nottingham which is approximately 2.5 miles north of Nottingham city centre.

The property is prominently located opposite the NET Old Basford tram stop and 0.2 miles from the main outer ring road (Valley Road – A6514) which provides convenient access to all parts of the city and north to the motorway via the A610.

The property is located in a mixed commercial and residential area and could therefore be suitable to a variety of end users.

## DESCRIPTION:

The property comprises a detached warehouse situated within a large secure site of approximately 1.2 acres.

The property comprises a former factory/ warehouse building constructed in the 1930's with later additions. The building is configured to provide a two storey building to the front facing Vernon Road with six parallel warehouse/workshops to the rear, all of differing sizes.

The building has most recently been divided up into a variety of smaller workshops, however, it is capable of being occupied by a single occupier or retained as a multi let property.

To the rear of the site there is a triangular piece of open storage land and which provides a large yard for the premises.

## ACCOMMODATION:

DEMISE	SQ M	SQ FT
Warehouse:	1,394	15,000

Site area of 1.2 acres (0.47 hectares).

Please note the building is currently inaccessible so the above floor areas are provided as a guide.

## TENURE:

Freehold, with vacant possession.

## PRICE:

The property is available to purchase with a guide price of:-

**£500,000 Freehold**

Offers are sought for the freehold interest, with a preference for unconditional offers.

A legal pack is being prepared and full details on how to submit a formal offer will be circulated ahead of the deadline.

## RATES:

The building has been sub-divided up into a variety of assessments and the combined rateable value is £39,000.

Full rating information is available from the Valuation Office Agency and further details are available upon request.

## PLANNING:

The property has most recently been used for general industrial and storage and distribution uses, however, interested parties should make contact with Nottingham City Council to verify their proposed use for the site - 0115 876 4447.

## VAT:

Vat is applicable to the purchase price.

## EPC:

G - 155

## VIEWINGS:

Please contact our office for viewing dates.

***Please do not attend an inspection if you have not previously provided heb with all names of the parties attending the inspection as we have to clear all access with the site security.***

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heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD



RING ROAD (A6514) - 0.2 MILES

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## PHOTOGRAPHS TAKEN MARCH 2023



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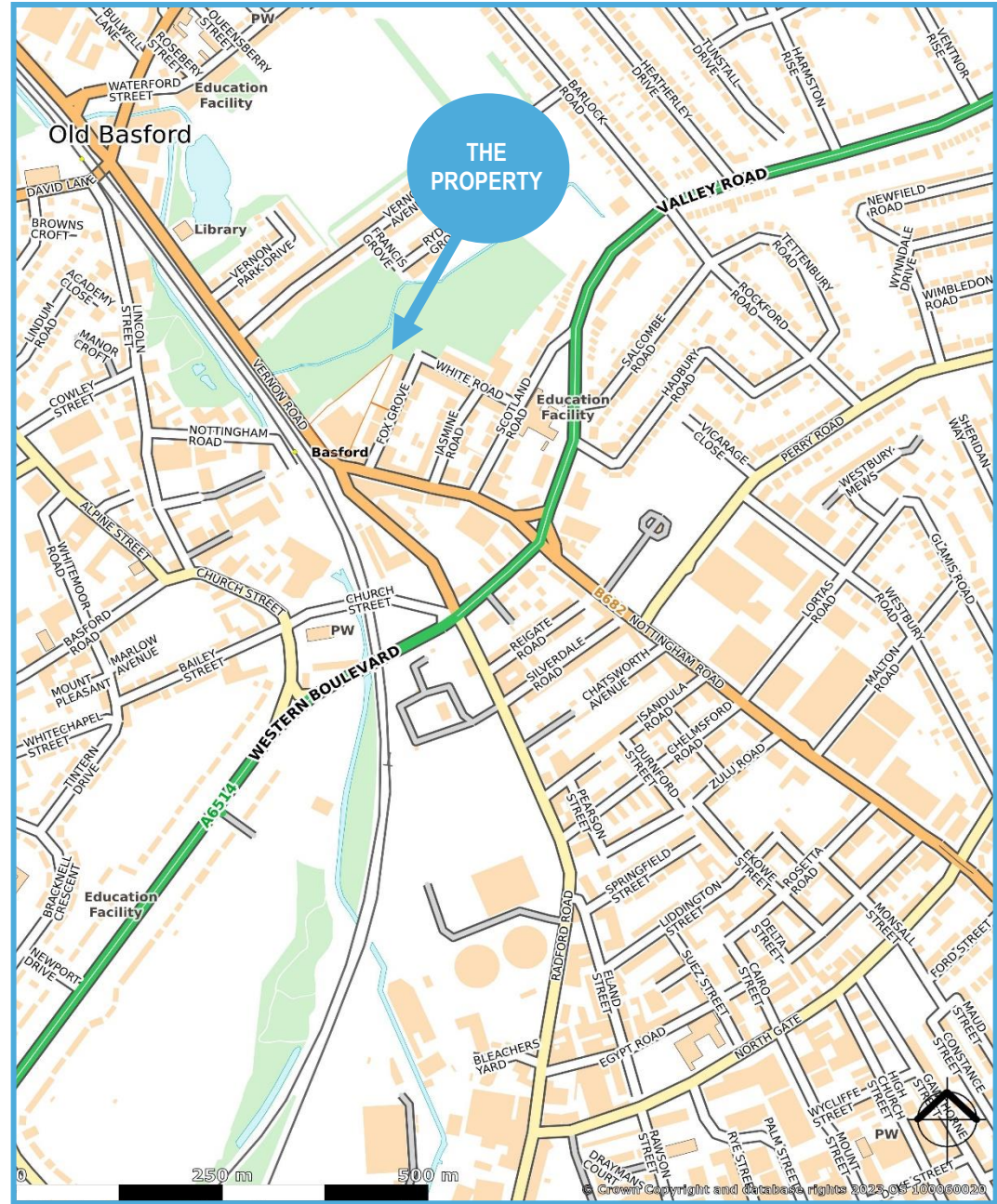
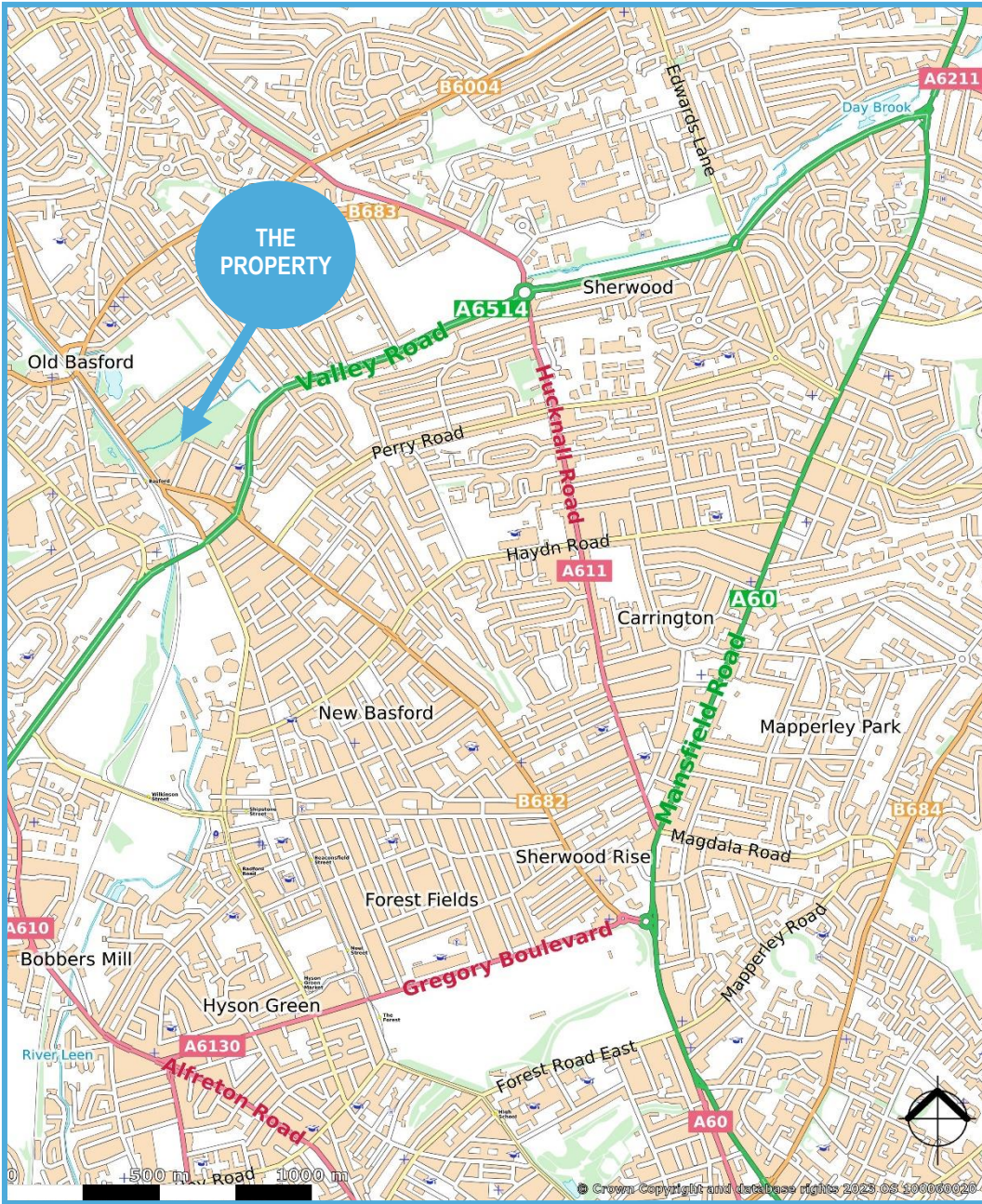
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**MISREPRESENTATION ACT** These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither HEB Surveyors, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition.

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.