

FOR SALE MIXED USE INVESTMENT

8A & 8B DAVID LANE

Old Basford, Nottingham, NG6 0JU



Key Highlights

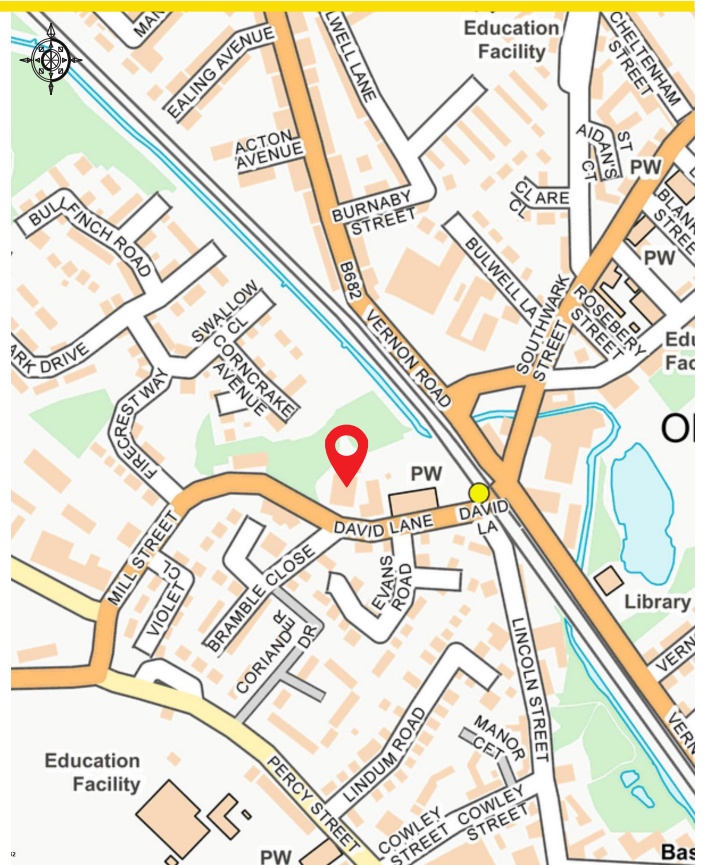
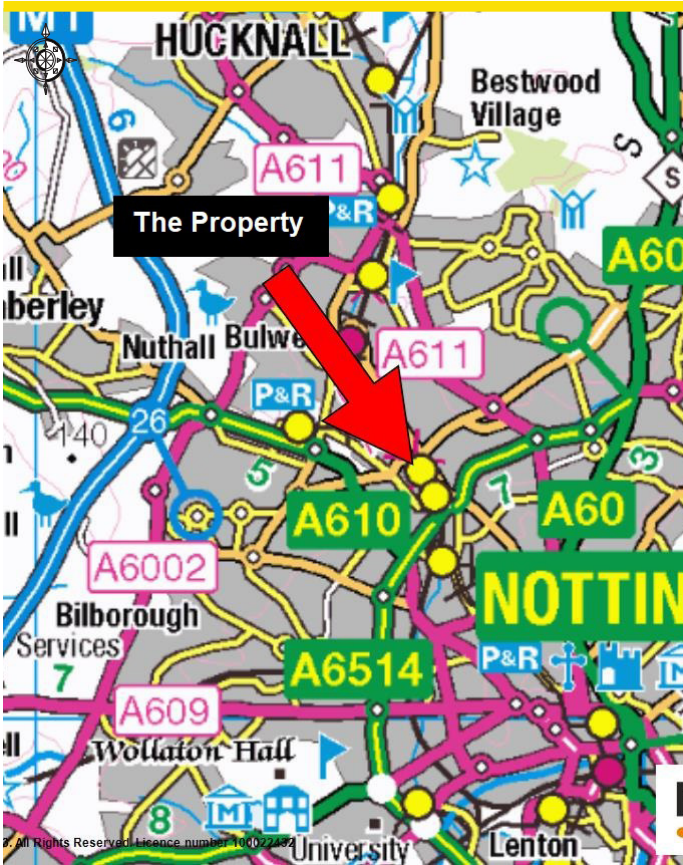
- Fully let investment
- Busy roadside premises
- Mixed retail/healthcare/workshop premises
- Total rent roll of £43,500 per annum
- Offers invited for the freehold interest
- Large site of 0.48 acres (0.194 hectares)

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Enfield Chambers, 18 Low Pavement
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Location

The property is situated approximately 4 miles north west of Nottingham city centre within the Old Basford district of Nottingham. It occupies a prominent position fronting David Lane/Mill Lane, a busy throughfare close to the Vernon Road level crossings and the David Lane NET tram stop. Both the Nottingham ring road and Nuthall Road (A610) lie within close proximity.

This is a mixed use location comprising residential, and a number of commercial occupiers including a Jet petrol filling station, serviced office centre, retail and workshop occupiers.

Description

The property comprises a detached part two storey and single storey mixed use building of approximately

10,000 sq ft, including extensive mezzanine flooring to the rear. It occupies a self contained site of approximately 0.48 acres (0.194 hectares) accessed directly from David Lane. The property is fully fenced and gated with parking both to the front, side and within a large rear yard with plentiful car parking.

The property is fully occupied by two tenants. Milu Limited occupy the front two storey section of the property comprising a mixture of retail sales, health and beauty consultancy rooms arranged over two levels including an area within the rear mezzanine floor currently fitted out as a dental practice.

The workshop to the rear is occupied by Scot Group trading as Thrifty Car Rental and comprises a garage plus ancillary offices and staff areas.

Accommodation/Tenancies

DESCRIPTION	AREA (SQ FT)	USE	LEASE EXPIRY	COMMENTS
Front-Ground & First Floor	5,302	Retail/Healthcare	15 May 2026	
Rear-Ground Floor	4,699	Workshop/Office	13 November 2026	Tenant break clauses 14 th November 2024 & 2025

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Services

Mains drainage, water, gas and electricity are connected to the property.

EPC

- 8A1: C 51
- 8A2: B 47
- 8B: E 120

Tenure

Freehold subject to the existing occupational tenancies, producing a current income of £43,500 per annum exclusive.

VAT

VAT is applicable to this transaction.

Anti Money Laundering (AML)

Any offers accepted will be subject to completing AML checks.

Proposal

Offers are invited for the Freehold interest, in the region of £550,000 plus VAT.

Viewings

Viewings are available by prior appointment with the Sole Agent, Savills.

Contact

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