

0114 2449121

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**Eddisons**

**TOWN CENTRE REDEVELOPMENT OPPORTUNITY - FOR SALE**



**2-4 LOW STREET, SUTTON-IN-ASHFIELD, NOTTINGHAMSHIRE NG17 1AQ**

**Price: £595,000**

**Size: 13,417 sq ft (1,246.5 sq m)**

- 0.26 acre development site in a Town Centre location.
- Located in the pedestrianised area of Low Street.
- Scope for alternative uses, subject to planning.
- Large upper floor development opportunity.
- Rear yard and buildings with development potential, subject to planning.
- Two ground floor retail/commercial units with ground floor vacant fitted café restaurant.

## LOCATION

The site is located in the pedestrianised area of Low Street close to the junction with Market Street in Sutton-in-Ashfield just adjacent to Idlewells Shopping Centre and other commercial units such as Franks Carpets, Halifax, Cafe Expressco and The Regency Dance Centre. Approximately 3.5 miles east of Junction 28 of the M1 Motorway.

## DESCRIPTION

The property comprises a former public house dated from the 1750's. The building is of a stone and brick construction with a multi-pitched and hipped slate roof. It has been partly converted to provide a ground floor coffee shop while the remaining upper floor accommodation and 2-4 Low Street are vacant.

## SERVICES

Mains electricity, gas and water are believed to be available to the premises.

Interested parties are however advised to make their own enquiries of the relevant service providers.

## ACCOMMODATION

All measurements are approximate prepared on a gross internal area basis. The site extends to 0.26 acres (0.105 hectares).

	M <sup>2</sup>	SQ FT
Basement	84.9	914
Lower Ground Floor	350.6	3,774
Ground Floor	370.6	3,989
First Floor	347.5	3,740
Second Floor	92.9	1,000
<b>TOTAL</b>	<b>1,246.5</b>	<b>13,417</b>

## PLANNING

The property is within the Ashfield Local Plan Review 2002 Retail Policy District Shopping Centre SH1. There is potential for a variety of uses, enquiries should be submitted to Ashfield District Council. The site may be suitable for residential/mixed use/commercial development, subject to planning. Potential residential/commercial layouts are attached which would be subject to planning.

## PRICE

£595,000 exclusive of VAT if applicable

## VAT

Interested parties are requested to satisfy themselves as to the applicable VAT position, if necessary, by taking the appropriate professional advice.

## BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value as of 1 April 2023 to present of:-

Cafe and Premises - £20,500

## TENURE

Freehold and Part Long Leasehold. 2 Low Street is held on a Long Lease. Details can be provided.

## LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

## EPC

The property has EPC ratings as follows:-

Costa Coffee/Ground Floor - EPC Rating of C

Upper Ground, First and Second Floors - EPC Rating of F

Copies of the EPC are available from the agent.

## ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

## VIEWING

Strictly by appointment with the sole agents:- Eddisons  
1 Blackburn Road  
Sheffield  
S61 2DW  
Contact: Adrian Lunn  
Adrian.Lunn@eddisons.com  
(0114) 2449121

Ref:

For more information, visit [eddisons.com](http://eddisons.com)  
T: 0114 2449121

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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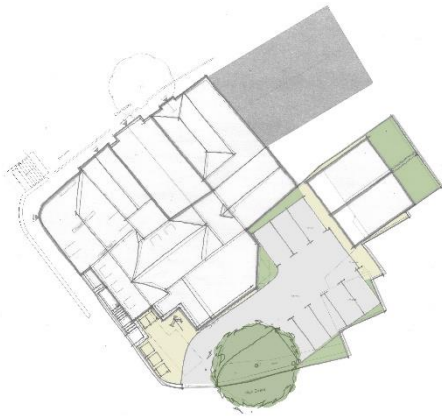
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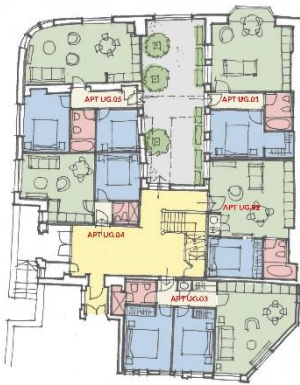


Site Plan



Mews House  
91FA 71.7 sqm / 772 sqft.

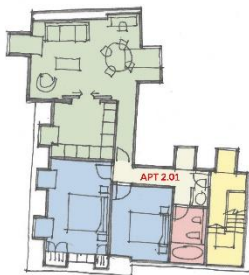
Mews House



Upper Ground Floor Plan



First Floor Plan



Second Floor Plan

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