

FOR SALE / TO LET



**UNIT AT ANNESLEY CUTTING / BYRON
ROAD, ANNESLEY, NOTTINGHAM, NG15 0AJ**

- From 2,551 to 5,429 Sq Ft
- Two Storey Commercial Building
- Suit Various Uses STP
- Potential Retail/Office/Workshop
- Development Potential STP

Location

With excellent access to the M1 Motorway the property is accessed off the A617 which links Hucknall with Mansfield.

Junction 27 of the M1 is less than 2 miles to the southwest and Sherwood Business Park is 1.4 miles (5 mins). The property is well located to take advantage of the regions motorway networks with easy access to the M1 and A38.

Description

The former Co-op Building has been used for a variety of purposes in recent years including motor trade, joinery, workshop and textile use. The premises has a number of large rooms on both levels which lend themselves to workshop, retail, office or warehouse use.

Each floor level is capable of separate occupation if required. The building also contains a basement. The property has the following specification:

- Clear span open space to both levels
- Mixture of large rooms, workshops, offices and WC's
- Solid concrete floors
- First floor – external hoist and access door
- Roller shutter door
- Kitchen and canteen
- Rear yard which could accommodate up to 6 vehicles
- 3 Phase power
- Gas supply (capped off)
- Strip lighting
- Security bars to windows

PLEASE NOTE: The property is undergoing scheme of redecoration and the landlord is prepared to decorate to suit an ingoing tenant. The property is available To Let as a whole or split.

Accommodation

Ground:	237.30 Sq M	(2,551 Sq Ft)
First:	244.41 Sq M	(2,630 Sq Ft)
Basement:	23.05 Sq M	(248 Sq Ft)
Total:	504.76 Sq M	(5,429 Sq Ft)

Terms

Available to let as a whole or split per floor, on terms to be agreed from £32,000 per annum exclusive.

The property is also available For Sale at offers in excess of £300,000.

Business Rates

£12,250. Qualifying occupiers may benefit Small Business Rates Relief.

EPC

Please ask the agent.

Anti Money Laundering

The tenant or purchaser will have to supply information to comply with Anti Money Laundering regulations.

VAT

The property is not VAT elected.

Viewings

By appointment – please get in touch.

Contact

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