



**56 & 56a Station Street,  
Kirkby in Ashfield, Nottinghamshire NG17 7AS**

- A MIXED COMMERCIAL/RESIDENTIAL INVESTMENT PRODUCING £13,200 PER ANNUM.
- SELF-CONTAINED FIRST FLOOR RESIDENTIAL FLAT, WITH A MONTHLY RENT OF £650.00.
- GROSS ANNUAL RETURN, BASED ON THE ABOVE FIGURES, OF 9.4%.
- GROUND FLOOR RETAIL PREMISES CURRENTLY ACHIEVING £450.00 PER MONTH.
- THE FLAT IS RENTED ON A COMPANY LETTING AGREEMENT FOR FIVE YEARS FROM 2023.

**£140,000**

## VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@davidblount.co.uk](mailto:sales@davidblount.co.uk)

## DIRECTIONS:

From our Kirkby office on Station Street, turn right and the property is on the right hand side, facing the junction.

## ACCOMMODATION COMPRISES:

### GROUND FLOOR SALES AREA

**15'8" x 11'8" (4.79m x 3.57m)**

display shelving to the window and the room is partitioned to create further display cabinets and counter area. Emergency lighting, laminate flooring. Door with code to stock/work room.

### STOCK/WORK ROOM

**12'2" x 11'11", (3.71m x 3.65m)**

laminate flooring, emergency lighting and smoke alarm.

### KITCHEN

**11'3" x 6'10" (3.43m x 2.09m)**

double base unit and stainless steel sink unit and single drainer. Upvc window, composite back door and emergency lighting.

### CLOAKROOM

with wc and wash hand basin. Upvc aspect.

### FIRST FLOOR FLAT

having separate external staircase.

### KITCHEN

**11'3" x 6'4" (3.44m x 1.95m)**

fitted with base and eye level units, worktop and stainless steel sink unit and single drainer. Built-in electric oven. Upvc door and window plus sky light.

### LANDING

with access to the loft space.

### BEDROOM

**11'11" x 9'3" (3.64m x 2.83m)**

storage heater and upvc window.

### EN-SUITE SHOWER ROOM

tilled shower cubicle, wash hand basin and wc.

### LOUNGE

**12'1" x 11'11" (3.70m x 3.65m)**

upvc front elevation, storage heater, electric fire and consumer unit.



## **OUTSIDE**

there is a small seating area at the top of the stairs and a courtyard area on the ground.

N.B This property is to be sold, subject to the existing agreements. the landlords would not be looking to serve the occupiers with notice prior to completion.

## **MONEY LAUNDERING**

under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

## **FINANCIAL ADVICE**

we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

## **AS WITH ALL OUR PROPERTIES**

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment.

MA5338/21/01/2022.



