



3-7 Church Street
Southwell, Nottinghamshire NG25 0HQ
Offers Over £700,000

- A RARE OPPORTUNITY TO PURCHASE A FREEHOLD INVESTMENT PROPERTY IN THE CENTRE OF SOUTHWELL
- MAIN RETAIL UNIT OF APPROXIMATELY 123 SQM, PRODUCING A GROSS RENT PER ANNUM OF £39,000
- FIRST FLOOR PREVIOUSLY RENTED OUT AS OFFICES AND A SALON, SECOND FLOOR RIPE FOR DEVELOPMENT
- GRADE II LISTED (09/021973), ENTRY NUMBER 1211525 ON HISTORIC ENGLAND
- TWO OCCUPIED COMMERCIAL/RETAIL UNITS TO THE GROUND FLOOR, PLUS TWO FURTHER FLOORS
- SMALLER, SINGLE UNIT OFFICE PRODUCING A RENTAL INCOME OF £9,000 PER ANNUM
- UPPER FLOORS SUITABLE FOR OWNER OCCUPIER OFFICES OR FURTHER INVESTMENT POTENTIAL
- PRIME LOCATION, ADJACENT TO SOUTHWELL MINSTER AND THE ICONIC SARACENS HEAD

VIEWING

Strictly by appointment through the selling agents. Please do not call unannounced at either of the occupied ground floor premises.

DIRECTIONS

From Mansfield, proceed on to the Rainworth bypass and at the roundabout take the turning onto the A617 (Kirklington Road). After approximately 5 miles turn right onto Southwell Road. Enter Southwell along Lower Kirklington Road, turning right onto Easthorpe. Follow the road where it becomes Church Street.

PROPERTY COMPRISES

To the ground floor there are two retail/ business premises. The larger one of these is trading as 'Wardrobe' and has two retail areas of approximately 85 and 24 square metres and an office of 14.5 square metres. The smaller of the two units is currently trading as an office and has a floor area of approximately 16 square meters. Both of them have their own entry points.

The remaining two floors have their own access door on the side of the property and consist of the following:

RECEPTION AREA

Quarry tiled flooring, built in storage space, understair recess providing access to a cellar, stairs to the first and second floor rooms. There is also an internal door providing access to the smaller of the two retail units and former doorway, leading to the larger unit.

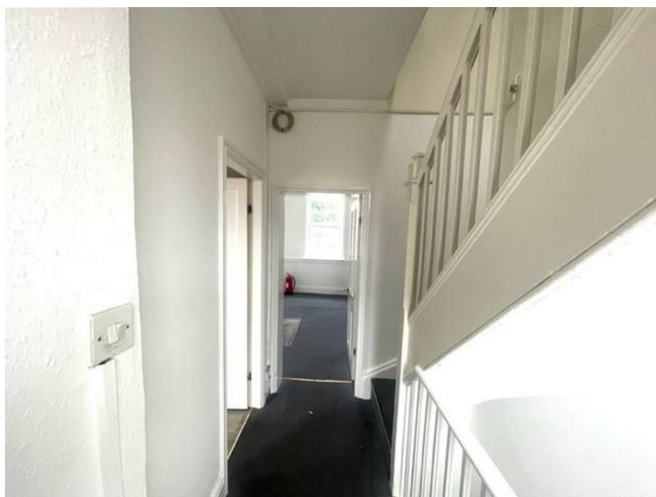


FIRST FLOOR

LANDING

Single glazed sash window to the rear and stairs

to the second floor. There is then a door to a self-contained office suite and a separate door to the remaining rooms.



SELF CONTAINED OFFICE ONE/RECEPTION

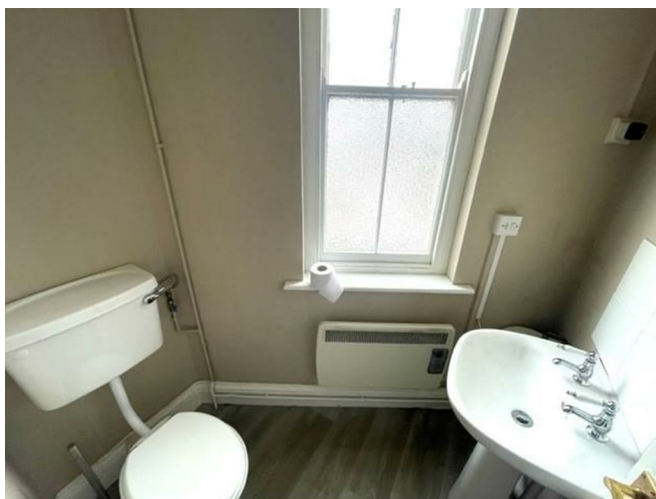
10'4 x 8'4 (3.15m x 2.54m)

Single glazed sash window to the rear. Electric radiator.



CLOAKS

Wash hand basin and WC. Slimline electric heater. Single glazed sash window.



SELF CONTAINED OFFICE TWO

13'4 x 12'8 (4.06m x 3.86m)

Two sets of single glazed sash windows. Electric radiator.



KITCHEN

11'7 x 10'4 (3.53m x 3.15m)

Fitted with base and eye level units, work tops and stainless steel sink unit and single drainer. Single glazed rear aspect. Fire door leading to the flat roof of the neighbouring property.



MAIN RECEPTION

12'9 x 9'9 (3.89m x 2.97m)

Single glazed sash window to the front, cast iron fireplace and built in, shelved cupboard. A hallway then leads to the following rooms:



CLOAKS

With wash hand basin and WC. Recessed, shelved storage. Consumer unit.



OFFICE ONE

14'7 x 9'3 (4.45m x 2.82m)

with opening through to 14'9 x 10'8. Electric radiator.



OFFICE TWO

13'7 x 7'7 (4.14m x 2.31m)

Single glazed sash window to the front.



OFFICE THREE

14'1 x 12'8 (4.29m x 3.86m)

Single glazed sash window to the front. Cast iron fireplace, built in shelved cupboard, electric heater and walk in storage space.



CLOAKS

Wash hand basin and WC. Single glazed sash window. Slimline electric heater.

OFFICE



SECOND FLOOR

The rooms mirror the layout beneath, except the first rooms are not self-contained.

RECEPTION AREA

10'4 x 9'7 (3.15m x 2.92m)

Reception area – 10'4 x 9'7. Single glazed rear sash window.



MAIN RECEPTION

12'8 x 9'8 (3.86m x 2.95m)

Single glazed sash window to the front.



HALLWAY

leading to the following;

ROOM ONE

13'9 x 13'5 including corridor width (4.19m x 4.09m including corridor width)

with second room beyond.



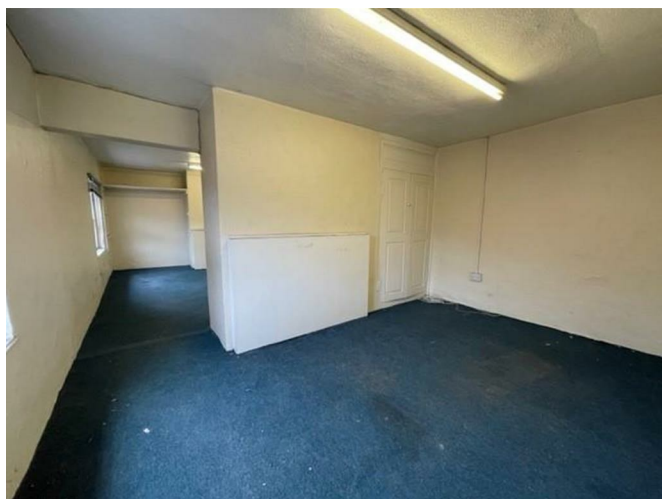
MIDDLE STORE ROOM



ROOM TWO

13'5 including corridor width x 8' (4.09m including corridor width x 2.44m)

Single glazed sash window to the front. Built in cupboard.



A further staircase between offices two and three provides access to the second floor

ROOM THREE

14' x 13'4 (4.27m x 4.06m)

Single glazed sash window to the front.



OUTSIDE

The property clearly fronts straight to the pavement. There is no specific land to the rear, although the property does have a right of way where the refuse bins are stored. It is important to note that there are two public car parks within 100 metres. These are located to the rear of the Saracens Head and opposite Southwell Minister, further down Church Street.



The rateable value for the larger retail unit will be

£22,500 from 1st April 2023.

The rateable value for the smaller unit will be £3,950 from 1st April 2023.

Details regarding the current leases are available on request.

FINANCIAL ADVICE

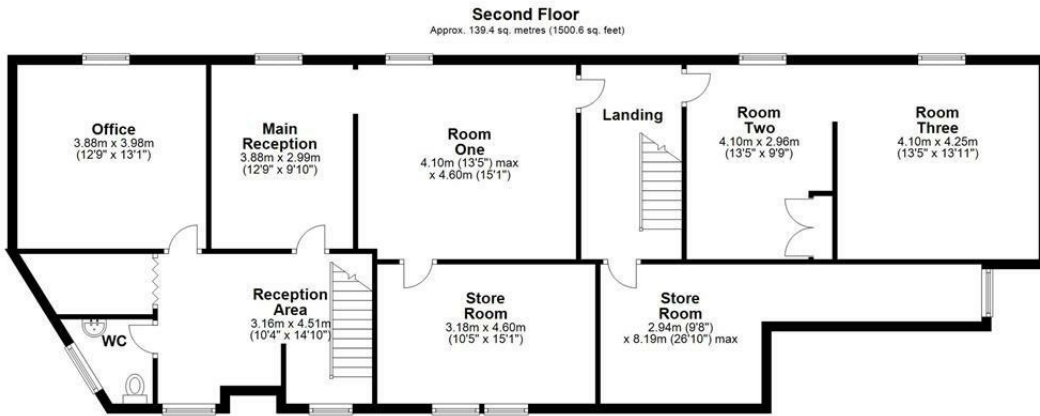
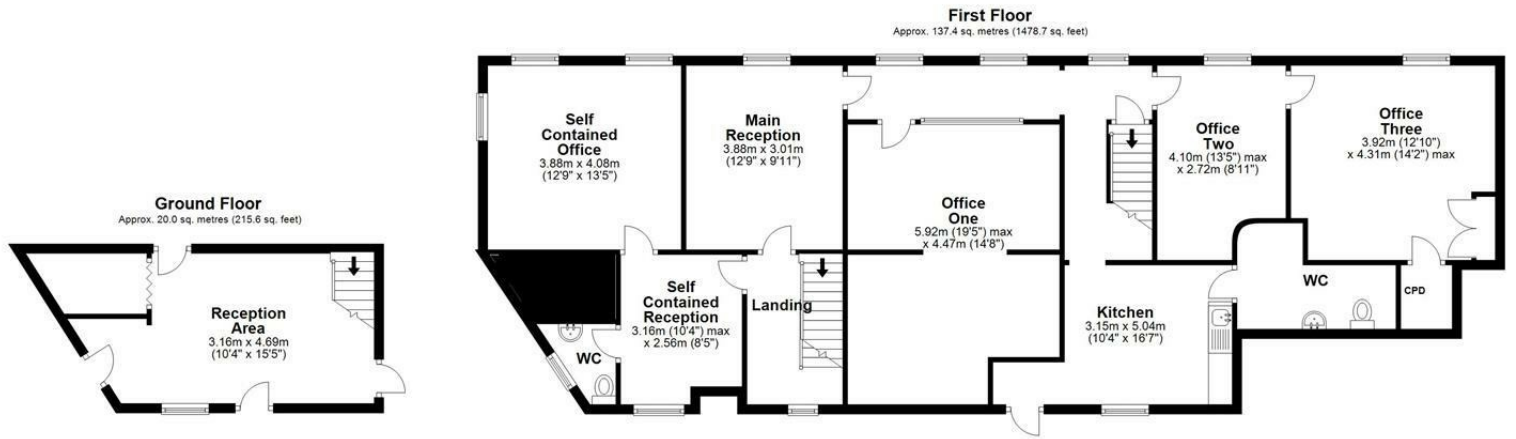
we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

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.

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. 14.02.2023



Total area: approx. 296.8 sq. metres (3194.8 sq. feet)

Kristine Prince
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

