



**6 Brook Street,
Sutton-In-Ashfield, Nottinghamshire NG17 1AL**

- A TWO STOREY LOCK UP SALESHOP IN A STRATEGIC TRADING POSITION JUST OFF MARKET PLACE IN THE MARKET TOWN OF SUTTON IN ASHFIELD
- THE PREMISES DO REQUIRE SOME UPGRADING AND OFFER CONSIDERABLE POTENTIAL TO DEVELOP THE UPPERS INTO RESIDENTIAL ACCOMMODATION, SUBJECT TO PLANNING
- RESTRICTED STREET PARKING AND PUBLIC CAR PARKS CLOSE BY
- NOW VACANT THESE PREMISES WERE OCCUPIED BY CLEMENT TAYLOR GENTS OUTFITTERS THROUGH GENERATIONS UNTIL RECENT RETIREMENT
- THE UPPERS INTO RESIDENTIAL ACCOMMODATION, SUBJECT TO PLANNING. SUITABLE FOR A WIDE VARIETY OF USES

Offers Over £140,000

VIEWING:

Accompanied viewing. Please contact 01623 721155 or email david.blount@davidblount.co.uk

ACCOMMODATION COMPRISES

SALES SHOP

548 sq ft approx.

REAR ROOM

507 sq ft

FIRST FLOOR

STORAGE

540 sq ft with two upvc front elevation windows

Loft over

There are two reversible air conditioning units (not tested)

OUTSIDE

shared rear access path

VAT

There is no VAT applicable to the sale price

RATING ASSESSMENT

£7,600 rateable value

EPC

to follow



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 CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO2 emissions		
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