



lighthouse

estate agents



1 Chapel Road, Nottingham, NG16 6BW

POA

Lighthouse Estate Agents are pleased to offer this unique commercial property currently used as a fitness studio with many other business uses available. The property features a full dance studio with stage, gents and ladies toilets with shower facilities, storage rooms, dining kitchen, a reception lounge, separate bathroom, bedroom and a large cellar. Further features include full gas central heating and Upvc double glazing throughout. To the rear is a private garden area and to the front is an extensive layout and ample secured parking.

Entrance 1.98 x 1.19

The entrance hall offers two double doors with access to the car park.

Fitness Studio Area 20.67 x 8.93



The fitness studio area features a stage area, seven central heating radiators, five Upvc double glazed windows, fire exit, lighting and a fully fitted wood floor throughout.

Passage Way 2.85 x 1.25



The passage way offers fully tiled floors and a Upvc double glazed window.

Ladies Cloakroom 4.34 x 2.75



The ladies cloakroom features fully tiled floors throughout, two low flush W.C., shower, wash hand basin and a frosted Upvc double glazed window.

Passage Way 2.82 x 1.33

The passage way offers a fully tiled floor throughout.

Gents Cloakroom 4.39 x 2.70

The gents cloakroom features a low flush W.C., wall mounted urinals, shower, fully tiled floors throughout and a Upvc double glazed window.

Storage Room 2.83 x 1.86

Kitchen Diner 4.06 x 3.03

The kitchen dinner offers a fitted sink with mixer tap, an electric oven and hob, and Upvc double glazed window and cellar access.

Reception Room 7.69 x 4.79

The reception lounge features a fully fitted carpet throughout, a central heating radiator, four Upvc double glazed windows and ceiling coving.

Bathroom 2.05 x 1.75

The bathroom offers a bath, pedestal sink and low flush W.C., a central heating radiator and flooring.

Bedroom 5.04 x 3.17

The bedroom features a central heating radiator, fully fitted laminate flooring throughout and a Upvc double glazed window.

Cellar

The cellar offers ample storage space, the central heating boiler, external access and could be developed.

Enclosed Rear Garden

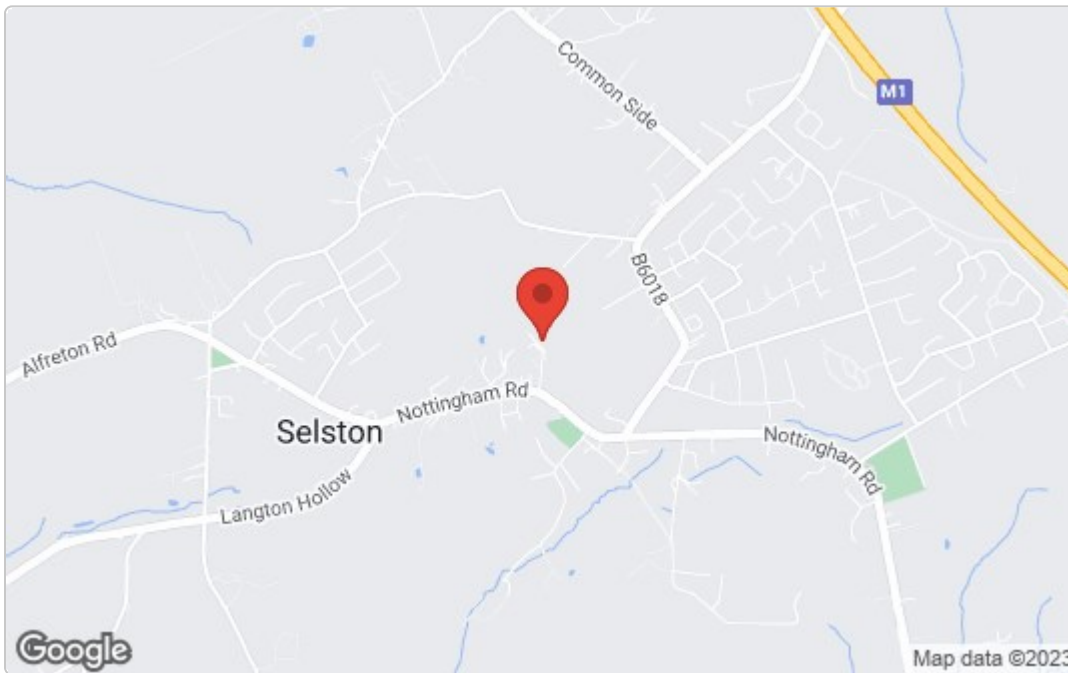
Car Park



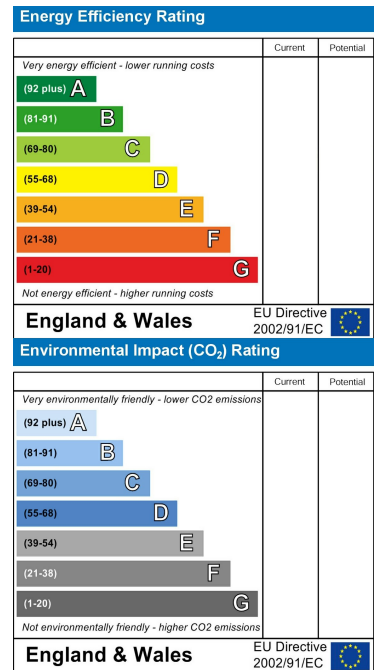
The car park offers ample vehicle parking and a garage for storage.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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