



# lighthouse lettings



**£18,000 Per Annum\* fees apply**

12 Diamond Avenue, Kirkby-In-Ashfield, Nottinghamshire, NG17 7GR

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Lighthouse Estate Agents are pleased to offer this ideally positioned commercial property ideal for any established business wanting to expand. The property is presented in a high standard throughout providing accommodation over two floors and situated in a busy town centre. The location is ideal for attracting customers with its high foot traffic and visibility providing a versatile space to bring your business ideas to life. Kirkby-In-Ashfield is a vibrant town with a strong sense of community, making it a wonderful place to work and do business. The property's proximity to local amenities and transport links adds to its appeal, ensuring convenience for both employees and customers. A number of parking spaces are also allocated to the property. Book a viewing today and let your entrepreneurial spirit soar!

**Reception Area 12'10" x 12'8" (3.93 x 3.88)**

**Passage Way One 5'4" x 5'10" (1.64 x 1.78)**

**Downstairs W.C. 7'0" x 5'11" (2.14 x 1.81)**

**Ground Floor Front Office 14'7" x 12'8" (4.47 x 3.87)**

**Passage Way Two 22'1" x 3'8" (6.75 x 1.14)**

**Ground Floor Office Two 9'9" x 8'9" (2.99 x 2.69)**

**Ground Floor Office Three 11'4" x 8'11" (3.46 x 2.73)**

**Ground Floor Office Four 14'11" x 8'0" (4.57 x 2.46)**

**First Floor Kitchen 12'8" x 11'5" (3.87 x 3.48)**

**First Floor Passage Way 6'0" x 3'1" (1.84 x 0.94)**

**First Floor Front Office 14'5" x 12'8" (4.41 x 3.88)**

**First Floor Main Office 31'0" x 12'8" (9.47 x 3.87)**

## Agents Disclaimer

Agents Disclaimer: Lighthouse Estate Agents & Lettings, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no

responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lighthouse Estate Agents & Lettings have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Lighthouse Estate Agents & Lettings require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Lighthouse Estate Agents & Lettings removing a property from the market and instructing solicitors for your purchase.

## Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

## Directions

Energy Efficiency Rating		
	Current	Future
Very energy efficient - lower running costs		
102-91kWh/m <sup>2</sup> A		
91-81kWh/m <sup>2</sup> B		
80-69kWh/m <sup>2</sup> C		
55-85kWh/m <sup>2</sup> D		
49-54kWh/m <sup>2</sup> E		
41-45kWh/m <sup>2</sup> F		
13-39kWh/m <sup>2</sup> G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Future
Very environmentally friendly - lower CO <sub>2</sub> emissions		
102-91kWh/m <sup>2</sup> A		
91-81kWh/m <sup>2</sup> B		
80-69kWh/m <sup>2</sup> C		
55-85kWh/m <sup>2</sup> D		
49-54kWh/m <sup>2</sup> E		
41-45kWh/m <sup>2</sup> F		
13-39kWh/m <sup>2</sup> G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

Lighthouse Estate Agents Ltd.

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