

COMMERCIAL PROPERTY - **GARAGE & FORECOURT** + 3 BED PROPERTY **187 Diamond Avenue, Kirkby In Ashfield, NG17 7LZ**

**PRIME LOCATION
INVESTMENT
OPPORTUNITY**





ARRANGE YOUR VIEWING: 0208 004 6499



RB Gates Nationwide is a trading name of RB Gates Ltd
Company Registered in England No. 08200520
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RB Gates Nationwide are pleased to present to the market this fantastic opportunity to purchase a Freehold Car Sales / Garage which has a large forecourt and front facing office. This property has been beautifully renovated with accommodation to the rear as follows:

The property comprises of a front sales office and side garage/workshop with ample space of around 325 sq. ft. The front forecourt has a capacity of around 22 small/medium sized cars which will make it ultra convenient for a car sales dealer to run a business.

The front entrance for accommodation to the side of the sales office leads to a fully fitted contemporary kitchen with fitted appliances. The elongated kitchen allows for a beautiful ambience of light to come through the windows allowing for an ideal and enjoyable dining space as well as for entertaining or private work area. The kitchen/diner then leads into a spacious lounge of around 215 sq ft which then leads directly into the rear garden. The first floor comprises of two double bedrooms, a single bedroom and family bathroom. The property is designed with a white and grey palate which compliments the character of the property extremely well. This property overall would be of great value to a new business owner as well as homeowner two-in-one!

Ground Floor	total sq. m	total sq. ft
Front Sales Office	13.071	140.691
Hallway	6.397	68.859
Kitchen/Diner	15.753	169.559
Lounge	20.060	215.929
Side Garage / Workshop	30.196	325.029
First Floor	total sq. m	total sq. ft
Hallway	4.212	45.340
Bedroom 1	14.345	154.410
Bedroom 2	12.766	137.412
Bedroom 3	2.539	27.334
Totals:	119.340	1284.561

Nearby locations of interest:
 Coxmoor Golf Club – 2 minutes (1.3 miles)
 Kirkby in Ashfield Railway – 3 minutes (1.1 miles)
 King's Mill Hospital – 8 minutes (3.5 miles)
 Mansfield City Centre – 10 minutes (4.2 miles)
 Nottingham City Centre – 24 minutes (13.4 miles)
 Hardwick Hall – 24 minutes (10.5 miles)
 Source: Google Maps (via car)

Location
 This property is conveniently situated on the very corner plot of Diamond Avenue B6020 and the Derby Road A611. The junction is extremely busy with passing car trade. The Kirkby In Ashfield train station is only minutes down the road following which the main M1 motorway is of great access for commuting purposes.

Arrangement of Viewings
 BY APPOINTMENT ONLY with the Agents RB Gates Ltd T/A RB Gates, Nationwide. Viewing is highly recommended as properties such as these rarely stay on the market for long. Terms & Conditions Apply.



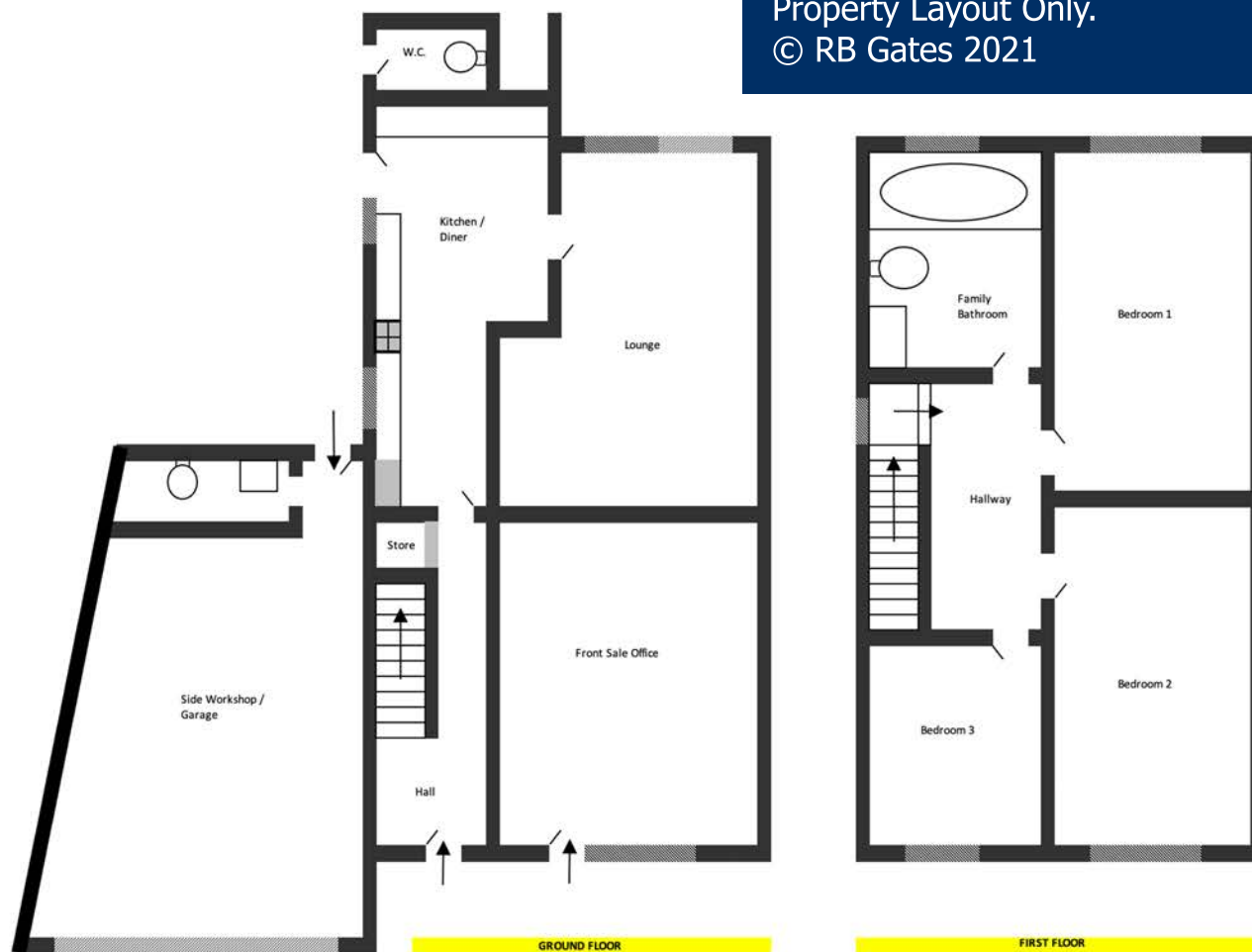
Please Note: We are informed by the Vendor/s that the above picture was taken roughly in the 1970s and is provided herewith to show the long standing business establishment over the years of family ownership over this land.



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Floorplan/s

For Illustrative Purposes Only.
Not To Scale. Plan Indicates
Property Layout Only.
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Measurements

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1. Money laundering regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavor to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Buyer's Premium: Please note that a buyer's premium of £1500.00 will apply when purchasing this property.

4. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

5. Services: Please note we have not tested the services or any of the equipment or appliances in this property and so accordingly we strongly advise prospective buyers to commission their own survey or service reports before then finalising their offer to purchase.

6. Disclaimer: These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither RB Gates Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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