



## 17 King Street, Sutton In Ashfield NG17 1AT

**£4,500 Per Annum**

Ground floor lock up former cafe forming part of a parade of shops situated on King Street which is just off the Market Place .

Suitable for a wide variety of retail purposes.

- Lock-up Sales Shop
- 30.73 Sq.Ms (330 Sq.Ft)

## LOCATION

The subject property occupies a prominent position on King Street which leads from the Market Place which is now a pay and display car park in the north and to Langton Road in the south-west. The Market Place is in the centre of the large town of Sutton in Ashfield and leads to the pedestrianised Low Street which is one of the principal shopping thoroughfares in the town which in turn provides access to the Idlewells Shopping Centre, the Indoor Market and Portland Square.

Sutton in Ashfield serves a population of approximately 50,000 and provides a wide range of facilities including excellent shops, schools and regular bus services to Nottingham, Mansfield and Alfreton which are some 14, 4 and 7 miles or so away respectively. There is good road access via the A38 to Junction 28 of the M1 Motorway which is less than 4 miles distance.

## DESCRIPTION

Ground floor lock up premises with an external security shutter.

## ACCOMMODATION

The accommodation comprises:

### ENTRANCE LOBBY

Roller shutter to Entrance Lobby and door to sales area.

### SALES AREA 11'5" x 8'0" + 11'9" x 21'8" (3.48m x 2.46m + 3.6m x 6.62m)

With display window and shelf.

### REAR SALES AREA/PREPARATION ROOM 32'10" x 11'5" reducing to 9'4" (10.03m x 3.49m reducing to 2.87m)

### WC

with low level wc

### FLOOR AREA

The property has a floor area of 30.73 sq.m. (330 sq.ft.)

### LOCAL AUTHORITY/RATEABLE VALUE

The Local Authority is Ashfield District Council.

From our inspection of the rating list on the internet the premises have a rateable value of £3,250.

As the rateable value is less than £12,000 Small Business Rate Relief will apply and no rates should be payable.

### VIEWING

Viewing by appointment through the Agents.

**DISCLAIMER**

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.

