

# FOR SALE Offers In Excess Of £600,000

499-507 Woodborough Road, Mapperley, Nottingham, NG3 5FR

Available Due To Relocation



- Highly Visible Prominent Roadside Site
- Ideal For Redevelopment (STP)
- Established Car Showroom & Vehicle Repair Unit
- Freehold For Sale
- Rare Opportunity
- Close To Nottingham Centre
- Overall Site Area 0.375 Acres
- Vacant Possession

Lindpet House  
5 Market Place  
Grantham  
NG31 6LJ

01476 930891

[www.commerciallist.co.uk](http://www.commerciallist.co.uk)



## LOCATION

The property is located on Woodborough Road within the affluent area of Mapperley in Nottingham. The property is situated approximately 2.5 kilometres (1.5 miles) north-east of Nottingham city centre and benefits from a highly visible main road position.

## DESCRIPTION

The site comprises a former car sales and motor trade garage which is relocating. There are three building on site which are interconnected by canopies. The buildings total 212 sq m (2,288 sq ft) and the total site area is 0.151 ha (0.375 acres). The offering presents a rare opportunity to acquire a highly prominent roadside site, prime for redevelopment.

Whilst the site does not benefit from any planning permission for residential redevelopment the Vendor has commissioned architects to mass the site which shows a possible 28 units.

The property fronts Woodborough Road, which is a main road connecting the city centre to Mapperley.

## ACCOMMODATION

Measured on a gross internal basis we have been informed that the accommodation is as follows:-

	SQ M	SQ FT
Main Sales Unit	96	1,033
Garage /Workshop	68	731
Paint shop	48	516
<b>Total</b>	<b>212</b>	<b>2,288</b>
Site area	0.151 hectares	0.375 acres

## SERVICES

All mains services with the exception of gas are available and connected to the property. The Vendor believes there is gas to the site, which has been capped off and disconnected. The agents give no guarantees or warranties in respect of services and their connectivity or capacities. Interested parties must rely on their own due diligence.

## BUSINESS RATES

From enquiries made though the Valuation Office website, we understand that the following rating assessment applies;

Rateable value: £18,2590

Description: Car showroom and premises

Interested parties should make their own enquiries as to the amount of rates payable

## TOWN & COUNTRY PLANNING

The site has a historic use as a motor trade unit and car sales forecourt – which falls under a Sui Generis use. Interested parties are to make their own enquiries of the local authority planning department to ensure their intended business activities will be lawful.

## TENURE

The main part of the site is held under title Number NT256885. The rear part of the site which is overgrown is held under three titles NT457709, NT269478 and NT531523. The property is freehold and will be offered with vacant possession.

## PRICE

Offers are invited in excess of £600,000 for the freehold interest.

## EPC

Available upon request.

## VAT

We are advised by the Vendor that VAT will not be applicable to the sale price.

## LEGAL COSTS

The successful buyer will be required to provide a reservation fee of £2,500 directly to the Vendor. This will later be deducted from exchange monies. Each party will be responsible for their own legal and professional fees.

## VIEWING

By prior appointment with the joint letting agents;

Charlie Burrows- e: charlieb@commercialist.co.uk t: 07923 448308

Sunny Landa- e: sunny@landaassociates.co.uk t: 07733 464322







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5. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**PLEASE NOTE:** by submitting an enquiry regarding this property you agree that we may send your details to the landlord of this property so they may contact you in order to answer any questions if necessary, or arrange a convenient viewing time.