



**Unit 1 2 & 3 Brookside House, Brookside Road, Ruddington, Nottinghamshire  
NG11 6AT**

## **Industrial freehold opportunity**

- ▶ **Three units available**
- ▶ **Total accommodation available 7,831 sq ft (727.42 sq m)**
- ▶ **Suitable for owner occupier/investor**
- ▶ **Future development potential (subject to planning)**

For enquiries and viewings please contact:



**Scott Osborne**  
07894 587809  
[sosborne@innes-england.com](mailto:sosborne@innes-england.com)



**George Hughes**  
07506 876689  
[ghughes@innes-england.com](mailto:ghughes@innes-england.com)

### Location

The properties lie towards the Northern fringes of Ruddington village centre in a predominately residential area. Ruddington is a popular, well established, village in the Borough of Rushcliffe approximately 5miles South of Nottingham City Centre and 11 miles North of Loughborough. The property fronts Brookside Road which offers convenient access to Clifton Road and onwards to the A453 with Junction 24 of the M1 Motorway approximately 7 miles Southwest of the property. The village centre of Ruddington is easily accessible from the subject property with the B680 leading to the A60. The A60 is the main arterial roadway linking Loughborough to Nottingham City Centre.

Nearby lies several new residential schemes with a few industrial occupiers adjacent the subject property.

### Description

The property comprises three element; two similar industrial units, with a further (newer) storage unit erected at the rear. The configuration of the space enables the possibility of single occupation or three separate occupiers however the principal structure consists of a twin bay industrial unit with single storey office accommodation along the front elevation. Towards the rear of the property is a self-contained, separately metered, single storey lean too structure. Key features of the property include; roller shutter access, three phase power supply (Units 1 & 2), 3.8m eaves and off-street parking towards the front.

### Accommodation

	Sq M	Sq Ft
Front Unit - Unit 1	343.3	3,695
Front Unit - Unit 2	336.1	3,618
Rear Unit - Ground Floor	48.1	518
<b>Total</b>	<b>727.5</b>	<b>7,831</b>

From measurements taken on site, on a Gross Internal Area (GIA) basis, we have calculated that the units have the following areas:-

### Planning

Unit 1 currently benefits from planning permission for Use as a Soft Play centre (12/01977/COU) with unit 2 having planning permission for use as a garage workshop and MOT station (10/01365/COU). The agents understand that the property has planning consent for Use Class E (unit 1) and Sui Genesis (unit 2) in accordance with the Town and Country Planning (Use Classes) Order 2020, as amended. Interested parties are advised to liaise with Rushcliffe Borough Council planning department to confirm that the intended Use is suitable for the premises.

### Tenure

The property is held freehold

### Business Rates

The premises are held on three separate rating assessments:

Unit 1 £15,500 (Workshop and premises)

Unit 2 £11,500 (Store and premises)

Unit 3 £2,650 (Workshop and premises)

Source: Valuation Office Agency website

### Price

Offers sought in the region of £675,000 for the freehold interest.

### VAT

No VAT is applicable.

### Legal Costs

Each party is to bear their own legal and professional costs incurred in the transaction.

### EPC

An EPC is being undertake and will be made available when to hand.

### Viewings

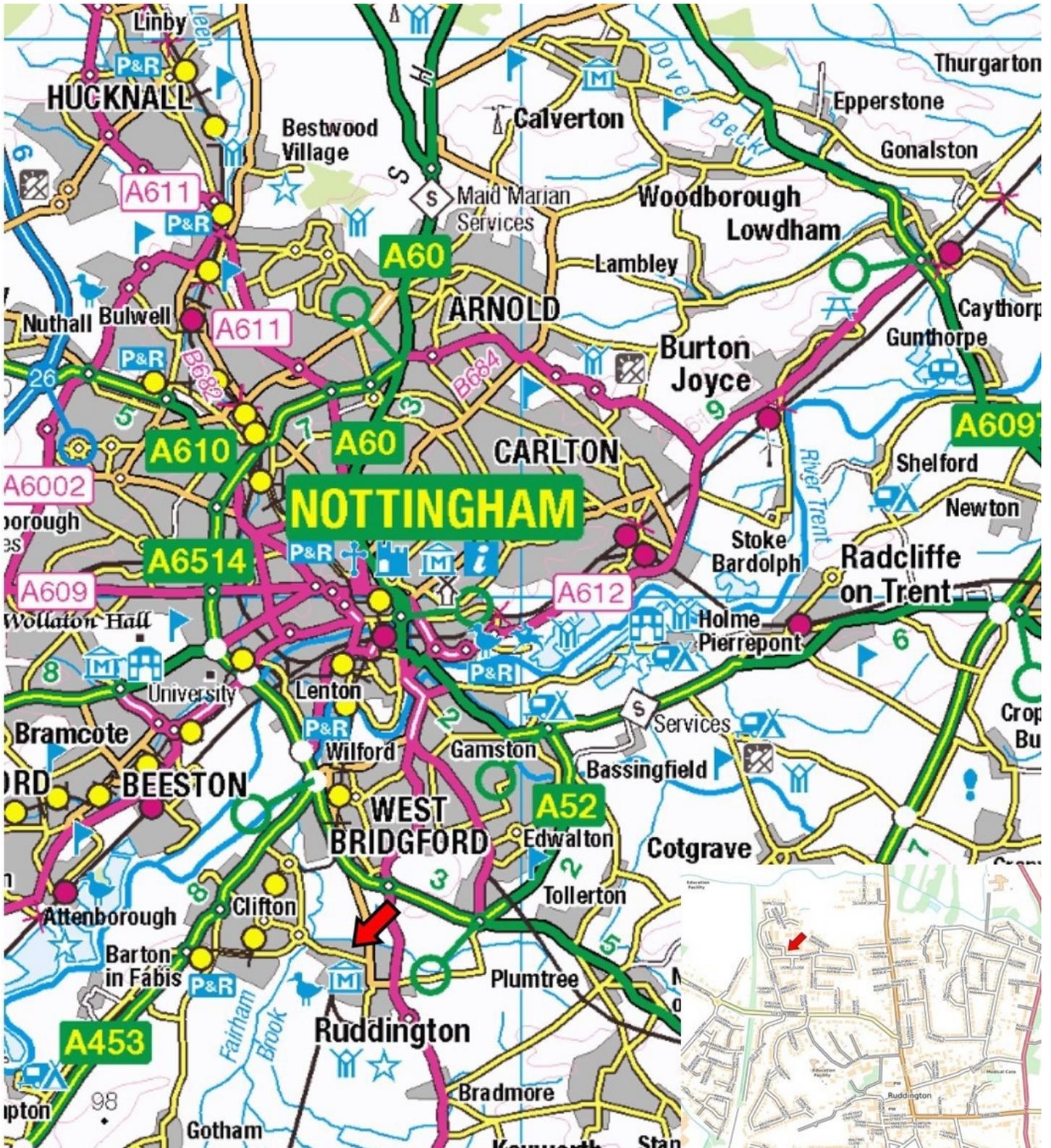
Viewings are by appointment with sole agents Innes England

### Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

Date Produced: 06-Apr-2023





Innes England for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Innes England has any authority to make or give any representation or warranty whatever in relation to this property; (iv) all rentals and prices are quoted exclusive of VAT. Any plans published are for convenience of identification. Any site boundaries shown are indicative only. © Crown copyright – License No. 100007643 NOT TO SCALE