

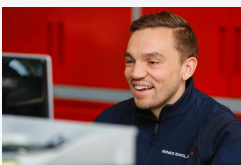


2b, Station Road, Carlton, Nottingham NG4 3AU

Former Social Club

- ▶ **GIA: 4,243 sq ft (394.21 sqm)**
- ▶ **Substantial plot within residential locality**
- ▶ **Ample secure off street parking available on site**
- ▶ **Suitable for alternative use (subject to requisite consents)**

For enquiries and viewings please contact:



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Location

The subject premises benefits from a large plot with a prominent frontage onto Station Road, one of the town's main arterial routes. The property is situated within Carlton, a well-known suburb of Nottingham. located approximately 5 miles East of Nottingham City Centre. The property lies in close proximity to the A612 Colwick Loop Road which provides access into Nottingham City Centre as well as the surrounding suburbs of Nottinghamshire.

The property benefits from excellent public transport links with Carlton Train Station situated immediately adjacent the property, offering services to Nottingham City Centre, Leicester, Derby, and Lincoln. Alternatively, Elm drive bus station is within a short walking distance of the subject premises offering services to Nottingham City Centre and the surrounding suburbs.

Description

The property comprises of a single storey social club constructed in 2015 of traditional brick construction beneath a pitched roof. Internally the building is arranged to provide a large function hall with a secondary hall/games room with wet bar between. Internally there is also a members bar, kitchen, bottle room, cellar store, office and various toilet facilities including a disabled WC. The specification varies throughout the property however generally consists of hard flooring or carpet throughout with plaster painted walls and spotlights. There is also air conditioning within the function hall.

Externally the property benefits from a secure car park with 11 marked spaces with space for c. 7 more vehicles to be parked.

Accommodation

	Sq M	Sq Ft
Ground floor	394.2	4,243
Total	394.2	4,243

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition. All parties are advised to carry out their own measurements.

Planning

We understand the property has been utilised for the following uses:

Class F2 (Local Community).

The property may be suitable for alternative uses, subject to the requisite consents.

(This information is given for guidance purposes only and prospective parties are advised to make their own enquiries of the local authority).

Tenure

The freehold is available to purchase.

A floorplan is available on request.

Business Rates

From information taken from the Valuation Office Agency (VOA) website, we understand the property is described as "Club and Premises" and has the following assessments:-

Current rateable value: £18,500

2023 indicative Rates Payable: £9,231.50 pa

All parties are advised to make their own enquiries of the Valuation Office Agency (VOA).

Price

£395,000 for the freehold.

VAT

To be confirmed whether VAT is applicable to the purchase price.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

EPC

The premises have an EPC assessment of A-22.

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: 30-Oct-2023



