



7 Newcastle Street, Tuxford, East Midlands NG22 OLN

### **Market Town Freehold Opportunity**

- > £230,000
- GIA: 2,088 sqft (193.93 sqm)
- Centrally located within Tuxford
- Suitable for a variety of uses, subject to planning

For enquiries and viewings please contact:



Harvey Marriott 07535 312074 hmarriott@innes-england.com



Sam Hall 07929 204405 shall@innes-england.com







#### Location

The property is located within Tuxford, a historic market town in Nottinghamshire. Tuxford is well served by national road links, with the A1 directly connecting to the town centre. The town is located within the Bassetlaw District which received £20 million in the most recent Levelling Up Fund. A portion of this fund has been allocated to improve shop frontages and the public realm within Tuxford.

The property itself is located a short distance from the town centre which benefits from local independent occupiers and essential businesses including Tuxford Pharmacy, Nisa Local, The Sun Inn and Tuxford Post Office.

### **Description**

The property comprises of a single storey premises fronting Newcastle Street connected to a two-storey building to the rear of the site via a ground floor extension. The property benefits from a suspended ceiling with inset Cat 2 Lighting, electric roller shutter doors, tiled flooring and a service yard accessed via the side of the building.

Currently there is no access to the first floor of the rear building.

#### **Accommodation**

	Sq M	Sq Ft
Ground Floor Sales	92.3	994
Ancillary Storage	101.6	1,094
Total	194	2,088

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

#### **Planning**

We understand the property benefits from planning consent for the following uses:

Class E (Commercial, Business and Services use).

Making the premises suitable for uses such as a shop, cafe, restaurant, office, clinics, health centre and day nurseries.

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

#### **Tenure**

The property is available to buy with vacant possession.

#### **Business Rates**

Property Description: Shop & Premises

Rateable Value: £10,250

Rates Payable: £5,114.75 (based on the small business rates of 49.9p,

effective until March 2025).

Some retailers may be eligible for 100% discount on the business rates. Interested parties should make their own enquiries of the VOA website or the local planning authority.

All retail, leisure and hospitality users will be entitled to 75% rates relief or rates payable up until April 2025.

(Source: VOA)

#### **Price**

£230,000

#### **VAT**

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

#### **Legal Costs**

Each party is to bear their own legal costs incurred.

#### **EPC**

The premises have an EPC assessment of C - 74

#### **Viewings**

Viewings are by appointment with sole agents Innes England

#### **Information Pack**

The property previously traded as a Co-Operative Convenience Store. Specialist fixtures and fittings may be available.

### **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: 15-May-2024



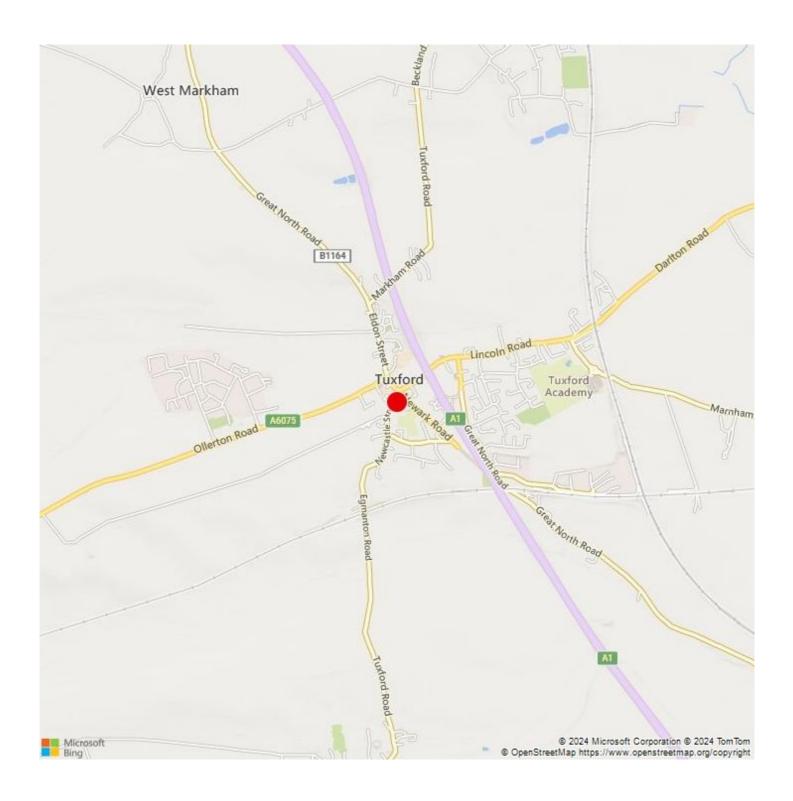






Innes England for themselves and for vendors or lessors of the property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, 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





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