



7 Newcastle Street, Tuxford, East Midlands NG22 0LN

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:



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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.

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