

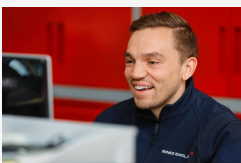


**69-73 Liddington Street & 60 Springfield Street, Basford, Nottingham,
Nottinghamshire NG7 7GE**

Rare freehold opportunity

- ▶ **GIA: 7,565 sq ft (702.77 sqm)**
- ▶ **Site area: 0.27 acres (0.11 ha)**
- ▶ **Suitable for residential redevelopment, subject to requisite consents**
- ▶ **Historic planning permission granted for 6 houses**

For enquiries and viewings please contact:



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Location

The site is accessed via Liddington Street and Springfield Street in New Basford. The immediate locality is predominantly residential but is c. 0.3 miles South of New Basford's industrial location, Palm Street and it's surrounding area. The site enjoys excellent road communications with Liddington Street having direct access to Nottingham Road. Nottingham Road is situated between Nuthall Road and Vernon Road which are two main arterial routes linking Nottingham city centre with the suburbs to the northwest including Basford and Bulwell. The property is less than 0.5 miles from the Nottingham outer ring-road and is therefore situated close to an established road network serving all parts of the region. This area of Basford is also well served by public transport facilities including the NET tram, within a 5 minute walk of the site.

Description

The site comprises of 2 secure fenced and gated yards. The first is accessed by Liddington Street and is surrounded by a number of single storey workshops and storage accomodation, along with a 3 storey office block which has a kitchenette and WC. The second yard is accessed from Springfield Street and in turn leads to a 2 storey warehouse which is the most substantial building within the site and comprises of brick block elevations under a metal sheet clad roof.

Accommodation

	Sq M	Sq Ft
Unit 1	318	3,423
Unit 2	161.2	1,735
Unit 3	104.3	1,123
Unit 4	30.7	330
Unit 5	72.1	776
Unit 6	43.7	470
Total	702.8	7,565

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

Planning

We understand the site is mixed use having consent for Class E (Commercial, Business and Services use) & B2 (General Industrial) B8 (Storage & Distribution) Use under the Town & Country Planning (Use Classes) Order 1987 and its subsequent amends.

The site has previously had planning approval for the erection of 6 dwellings on the site (REF:04/01700/POUT), this has now lapsed. (All parties are advised to contact the local authority about their intended use).

Tenure

The site is currently occupied in part, however the site can be sold with vacant possession or with the Tenants in situ. More information is available from the agents.

Business Rates

From enquiries of the Valuation Office Agency (VOA) website we understand the site is rated as a whole and the business rates is as follows:

Rateable Value 2024/2025: £11,750

Indicative Rates payable 2024/2025: c. £5,863.25

Some parties may benefit from small business rates relief meaning they are exempt from paying business rates, however all parties are advised to make their own enquiries of the VOA.

Price

£395,000 for the freehold.

VAT

VAT is applicable.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

Available from the agents.

Viewings

Viewings are strictly by appointment with the 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.

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