

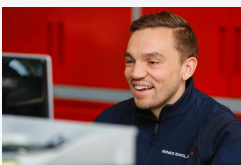


**44 Victoria Street, Shirebrook, Nottinghamshire NG20 8AQ**

## **Retail/ Investment Opportunity**

- ▶ **Prominent frontage**
- ▶ **Ground floor retail unit & 2 bed flat above**
- ▶ **Immediately on the Market Place with car parking to the rear**
- ▶ **2 bed flat currently producing £575 pm (£6,900 pa) - ground floor to be provided vacant**

For enquiries and viewings please contact:



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## Location

The subject property is located immediately on Victoria Street, part of the Shirebrook market place. Shirebrook is a former mining village situated in the north of Nottinghamshire. The town lies approximately 25 miles north of Nottingham, 6 miles northwest of Mansfield, has good access to the M1 motorway via Junction 29 and is serviced to the west by the A617 and to the east by the A610.

## Description

The property comprises a three storey terraced building under a pitched roof. The ground floor unit is currently utilised as an estate agency, however will be provided vacant, with the 1st floor providing residential accommodation, both having separate entrances.

The ground floor is currently laid out to provide an open plan office area with kitchen and WC area to the rear. The 1st floor provides a two bedroom residential flat with separate entrance from the rear courtyard. The 1st floor flat comprises kitchen/diner, lounge, main bedroom, second bedroom and bathroom with shower.

Externally there is car parking to the rear for 1 vehicle and bin stores.

## Accommodation

	Sq M	Sq Ft
Ground Floor	44.5	479
2 Bed Flat	57	614
<b>Total</b>	<b>101.4</b>	<b>1,092</b>

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

## Planning

We understand the retail unit benefits from planning consent for Use Class E (Commercial, Business and Services use) under the Town & Country Planning (Use Classes) Order 1987 as amended, making the premises suitable for uses such as a shop, cafe, restaurant, office, clinics, health centre and day nurseries. The upper floor is Use Class C3.

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

## Tenure

The ground floor is available by way of a new lease for a term of years to be agreed. Alternatively the freehold is available to be purchased which would include the upper floors which are let at £575 pm (£7,200 pa)

## Business Rates

From enquiries of the Valuation Office Agency (VOA) website we understand that the ground floor has the following assessment:

Rateable value: £5,000 pa

Indicative Rates Payable 2024: £2,495 pa

Some retailers may be eligible for 100% discount on the business rates.

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

## Price/Rent

£7,200 pa (£600 pm) to rent the ground floor solely

£135,000 to purchase the whole building

## VAT

VAT is not applicable.

## Legal Costs

Each party is to bear their own legal costs incurred.

## EPC

Ground Retail Unit has an EPC assessment of D(83)

Upper Floor apartment has an EPC assessment of E(46)

## 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.

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