

JOHNSONS & PARTNERS

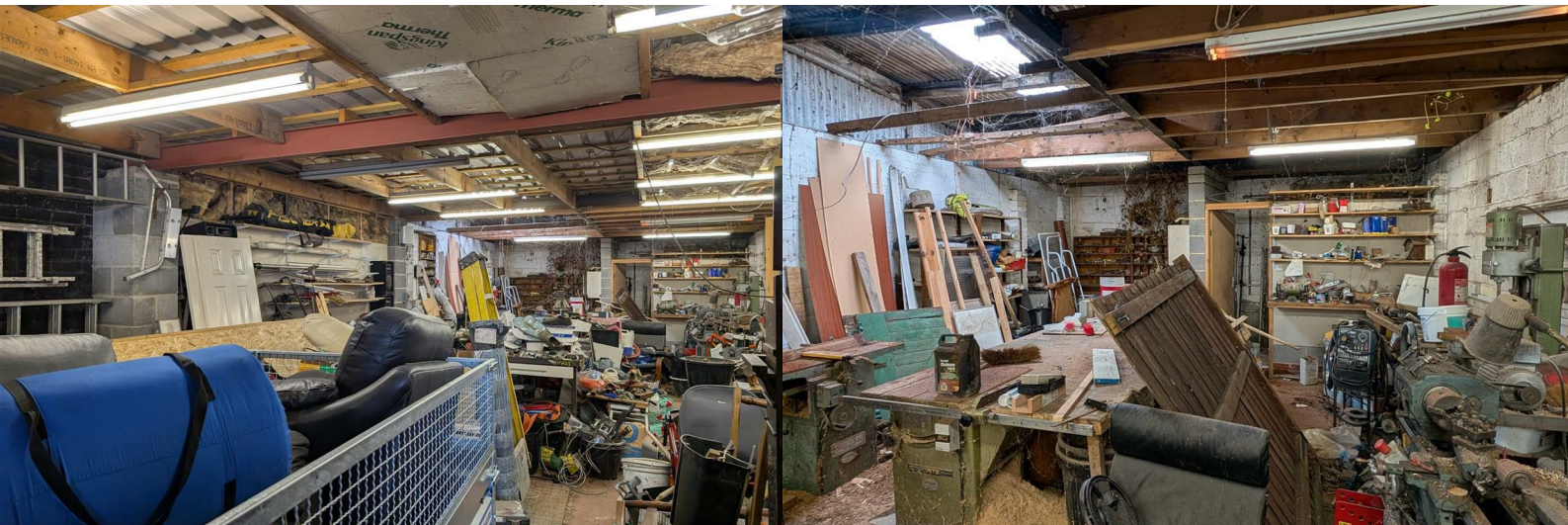
Estate and Letting Agency



41A ARTHUR STREET, NETHERFIELD

NOTTINGHAM, NG4 2HP

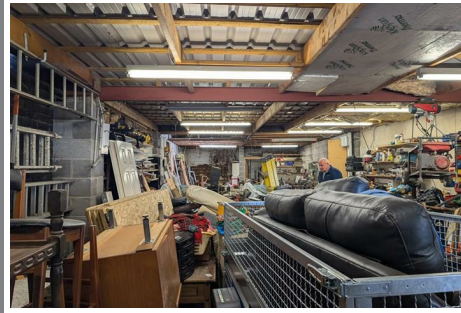
£75,000



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NETHERFIELD, NOTTINGHAM, NG4 2HP

£75,000



Substantial Workshop Premises | Approx. 1,083 sq ft | Flexible Commercial Space | Potential for Alternative Use STPP | Redevelopment Potential STPP | Roller Shutter Access | Viewings Advised |

An unusual opportunity to acquire a substantial workshop premises positioned within an established residential area of Netherfield, offering considerable scope for continued commercial/workshop use together with the possibility of alternative uses or redevelopment, subject to obtaining all necessary planning permissions and consents.

Situated on Arthur Street and positioned between neighbouring residential properties, the building extends to approximately 16.5m x 6.1m (54'2" x 20'0"), providing approximately 100.65 sq m (1,083 sq ft) of accommodation.

Currently arranged and utilised as a workshop, the property offers a large and predominantly open working environment with vehicle access via a roller shutter door to the front, together with separate pedestrian access. The generous internal footprint provides useful space for workshop activities, storage, equipment and machinery and could suit a variety of occupiers, subject to the existing lawful use and any consents required.

For purchasers looking beyond its current use, the property's footprint and position amongst existing residential development may also make it of interest to those wishing to investigate its potential for conversion, alternative use or redevelopment.

No planning permission is currently in place for residential development or an alternative use, and prospective purchasers should make their own enquiries with the relevant local planning authority regarding the suitability and feasibility of any proposals.

Equally, there is no requirement to approach the property purely as a development opportunity. Its existing scale and workshop configuration make it an interesting proposition for an owner-occupier, tradesperson, business or purchaser seeking substantial storage/workshop accommodation.

*Subject to confirmation of the existing lawful use.

Planning & Development Disclaimer:

Any reference to development, conversion or alternative use potential is for guidance only. No planning permission is currently in place for residential development, conversion or any alternative use. Any such proposals would be subject to obtaining the necessary planning permission, building regulations approval and any other required consents. Prospective purchasers should make their own enquiries with the relevant local authority and satisfy themselves as to the feasibility and suitability of any intended use or development prior to purchase.

Business Rates:

The position regarding business rates has not been verified. Prospective purchasers are advised to make their own enquiries with the relevant local authority to establish the current rateable value, whether business rates are payable and whether any relief or exemptions may be available.

Agents Disclaimer

Disclaimer - Council Tax Band Rating - Gedling Council – Tax Band

This information was obtained through the directgov website. Johnsons and Partners offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: Johnsons and Partners, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not

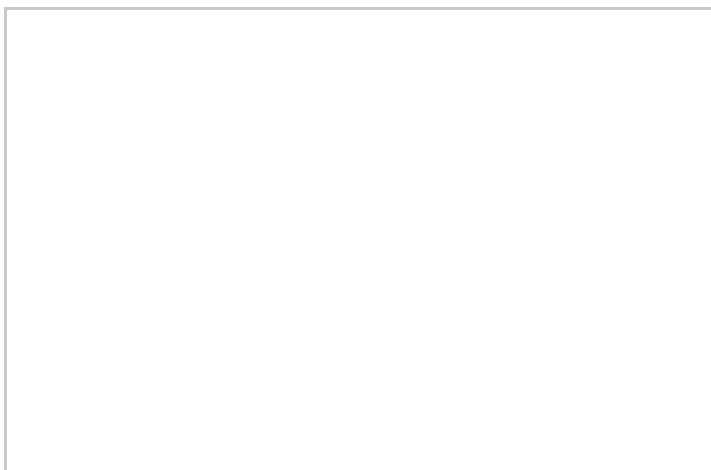
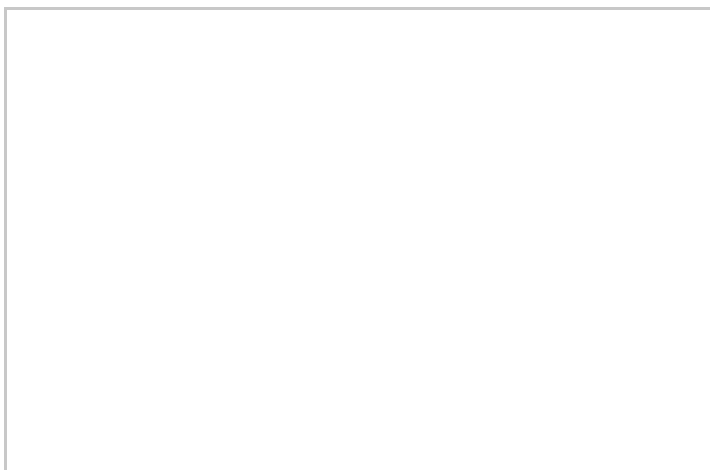
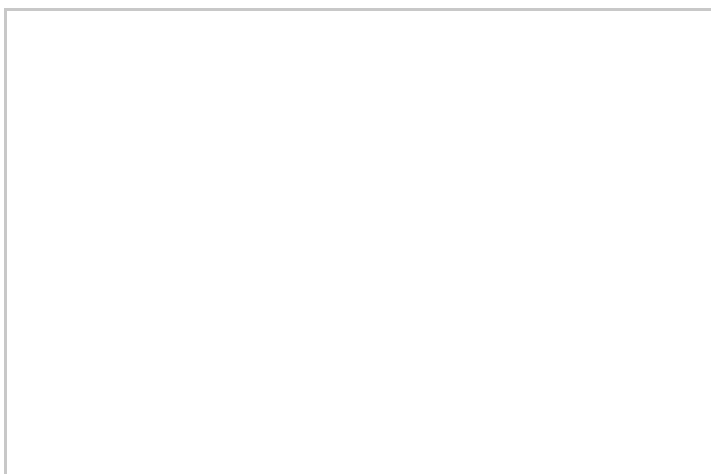
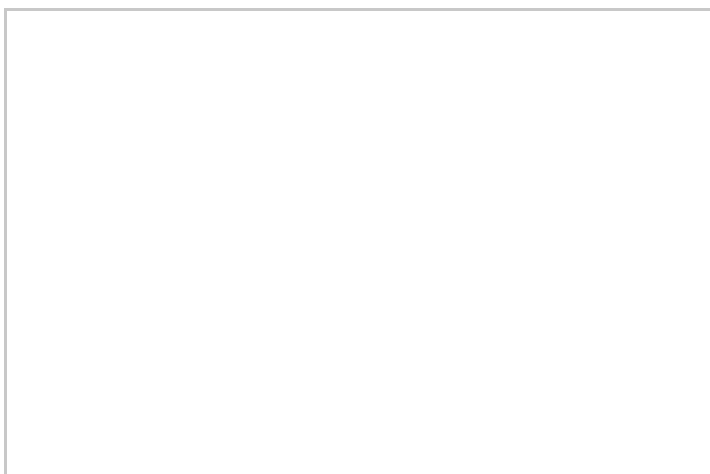
be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Johnsons and Partners have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Johnsons and Partners require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Johnsons and Partners removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements – Johnsons and Partners have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.

Buyers AML Check

By law, we are required to conduct anti-money laundering checks on all potential buyers, and we take this responsibility very seriously. In line with HMRC guidelines, we use Thirdfort to securely manage these checks on our behalf. Once an offer is accepted (subject to contract), a secure link to Thirdfort will be sent to you to complete the biometric links electronically. A non-refundable fee of £15 + VAT per person will apply for these checks, and payment for this will be handled directly with our office. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale.



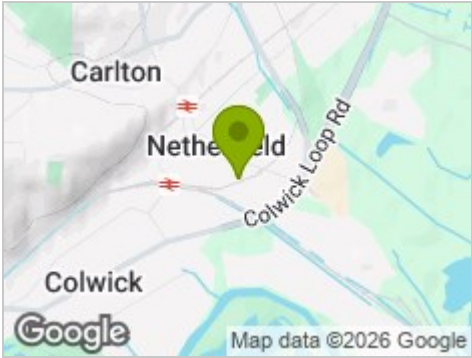
Road Map



Hybrid Map



Terrain Map



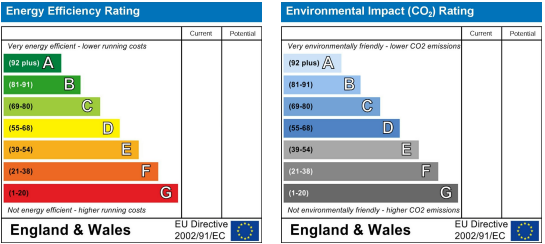
Floor Plan



Viewing

Please contact our Burton Joyce Office on 0115 931 2020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.