

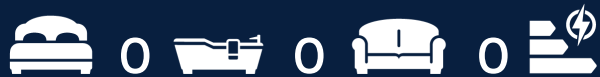


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64 Main Street, Lambley, NG4 4PP
 £550 Per Calendar Month





64 Main Street Lambley, NG4 4PP

- EPC C (66)
- Electric heating
- New windows and door
- Approx 450 square feet
- Village location
- £6,600 per annum

Located in the picturesque village of Lambley and available immediately is this delightful premises on Main Street. Lambley has a handful of popular pub restaurants, a petrol station and the very popular Lambley Primary School! Formerly the village Post Office, the property consists of a full-width open-plan shop/office space with beamed ceiling and electric heating, new windows and entrance door. To the rear of the building is a small kitchen leading to a separate toilet with wash basin.



£550 Per Calendar Month



Main Shop/Office Area

With newly replaced front windows and central entrance door, quarry tiled floor, beamed ceiling, ample power points, LED strip lighting and an electric radiator. A rear passage leads to a storage recess and door through to the kitchen.

Kitchen

Several wall and base units with granite effect worktops, tiled splashbacks and an inset stainless steel sink unit and drainer. Door then leads to the separate toilet.

Cloakroom/WC

With dual flush toilet, wash basin and electric radiator.

Description

Ideally suitable as an office this ground floor space has electric heating and has a new door and windows.

The property has an EPC rating falling within Band 'C'

Each party will be responsible for their own legal costs incurred in documenting the transaction.

Business rates & charges may apply





Fire exit
Keep clear




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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
2. No person in the employment of Marriotts has the authority to make or give any representation or warranty in respect of the property, and they assume no responsibility for any statement made in these particulars.
3. No responsibility can be accepted for any expense or loss incurred before, during or after a property viewing arranged by Marriotts.
4. Money Laundering - Marriotts are required by law to ask any prospective purchaser proceeding with a purchase to provide us with verification of identification and proof of address. We are also required to obtain proof of funds and provide evidence of where the funds originated from.
5. Third-party referral arrangements - with the intent to assist our clients with their move we have established professional relationships with trusted suppliers. Where Marriotts refer a client we receive a referral commission in some instances: MAB - £300. TG Surveyors - £75 (Inc Vat).

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