

FOR SALE/TO LET

FORMER HUCKNALL SIXTH
FORM CENTRE
PORTLAND ROAD
HUCKNALL
NOTTINGHAM
NG15 7SN

- 1.7 Acre Site
- 30,948sq.ft
- Conversion and redevelopment potential STP
- Excellently located for transport links and local amenities.



LOCATION

The site is located in the Nottinghamshire suburb of Hucknall, 7 miles north of Nottingham City Centre.

Ideally situated close to the high street with a wide range of amenities and transport links a short distance away; local operators include **B&M, Tesco Express, Aldi, Lidl, Specsavers, Holland and Barrett, Birds Bakery, Iceland Food amongst others.**

PROPERTY

The property was originally purpose built to operate as an educational facility and is built over 3 floors. The layout is largely designed in an open-plan, classroom format, as would be expected considering it's original use. There is a substantial car park to the rear which operates a one way system, access being from Duke Street and the exit is located on Woodstock Street.

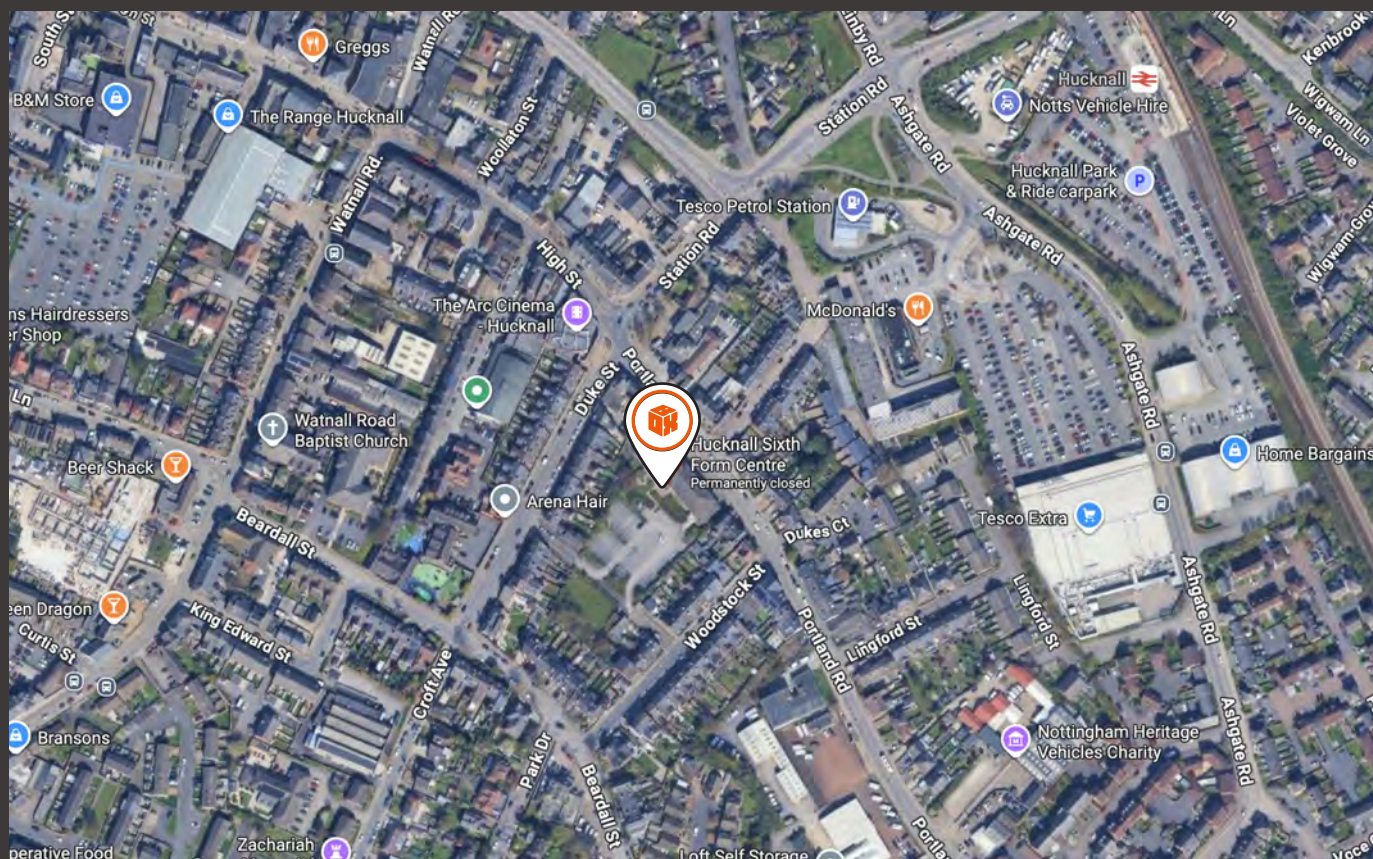
POTENTIAL USES (STP)

The property has potential to be utilised for a range of uses including; continued educational use, residential conversion, affordable housing, care/residential home amongst other options. The vast car parking to the rear also has the potential to be developed to maximise the site's potential.

ACCOMMODATION

The property comprises the following approximate internal floor areas:

	sq.m	sq.ft
Ground Floor (split level)	1,014	10,914
First Floor (split level)	1,014	10,914
Second Floor (split level)	847	9,120
Total	2,875	30,948



TENURE

The property is available on a Freehold or Leasehold basis. Should the Freehold to the property be sold, it will be sold with vacant possession.

PRICE

£2,000,000 (TWO MILLION POUNDS)

LEASEHOLD

The property is available as a whole or in parts at a rent to be agreed.

PLANNING

All planning inquiries should be made to the Planning Department at Ashfield District Council.

ENERGY PERFORMANCE CERTIFICATE

The energy performance certificate is available upon request.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in connection with this sale.

VAT

The VAT status is TBC.

VIEWING

Viewing is available by appointment only, with BOX property or our joint agent.

MONEY LAUNDERING

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the purchaser at the appropriate time.



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