

MUSSON LIGGINS

BULWELL
**4 COMMERCIAL
ROAD**

£225,000

107.4 sq m (1,156 sq ft)

FOR SALE

Retail Premises
With Office Accommodation

4 Commercial Road,
Bulwell,
Nottingham,
NG6 8HA

📞 **0115 941 5241**

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MUSSONLIGGINS



GENERAL DESCRIPTION

The subject property comprises a two storey retail unit with office accommodation with a frontage to Commercial Road in Bulwell.

FEATURES

- ▶ OFFICE ACCOMMODATION
- ▶ LOCATED ON THE HIGH STREET
- ▶ KITCHEN AND W/C FACILITIES
- ▶ SUITABLE FOR A VARIETY OF USES SUBJECT TO PLANNING



4 Commercial Road,
Bulwell,
Nottingham,
NG6 8HA



LOCATION

The premises are located on Commercial Road in Bulwell Town Centre. Commercial Road connects to the B682 Bulwell High Road.

Bulwell is categorised as a market town, situated approximately 4.5 miles north-west of Nottingham City Centre, on the northern edge of the city.

The location benefits from excellent access to the M1 motorway at Junction 26, which has contributed to the development of several industrial estates. These include warehousing and distribution centres for national food retailers, large printing factories, office blocks, and numerous small to medium-sized units offering a variety of goods and services.

Bulwell borders the districts of Ashfield and Broxtowe and has seen significant improvements in its transport infrastructure. As a transportation hub for the North Nottingham area, Bulwell is served by three Nottingham Express Transit tram stations: Bulwell, Bulwell Forest, and Moor Bridge. These provide access to Nottingham and Hucknall. The Robin Hood railway line also runs through Bulwell, connecting Nottingham to Worksop. Additionally, the town features a large bus station, taxi rank, and a well-developed road network.

DESCRIPTION

The subject premises feature a prominent glass retail frontage, with the main access located directly off Commercial Road itself.

Internally, the property is currently configured for a retail use and comprises of a predominantly open-plan trading area, reception area, kitchen, staff office, and W/C facilities.

The first floor is presently used as office space and could accommodate a variety of alternative uses, subject to obtaining the necessary planning permissions.



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BUSINESS RATES

Budget figures are available from the Agents.

For further information on Rates Payable and Small Business Rates Relief contact Nottingham City Council.

PLANNING

Interested parties should satisfy themselves that the use of the building is sufficient to their purposes.

For further information, please contact Nottingham City Council.

EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the existing building's Energy Performance Certificate can be obtained from the Agents.

TERMS

The premises are available to purchase on a Vacant Possession basis or alternatively available to let.

PRICE

£225,000 (Two Hundred and Twenty Five Thousand Pounds)

SERVICES

We understand that mains electricity, gas, water and drainage are connected to the premises.

However, we recommend that interested parties contact the relevant service providers to confirm this.

VAT

Prices are quoted exclusive of Value Added Tax (VAT).

LEGAL COSTS

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

VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

CONTACT

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MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

MUSSON LIGGINS



Brigade House 5, Albion Street,
Beeston, Nottingham NG9 2PA



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Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.



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ASSOCIATE DIRECTOR



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