

LAND – FOR SALE (MAY LET)**Burton Road
Gedling
Nottingham**

SAT NAV REF:

NG4 3GP

- Prominent site fronting Burton Road (B686) and Conway Road and visible from the Colwick Loop Road (A612)
- Part surfaced site that may suit a number of uses S.T.P
- Site Area 0.19 ha (0.47 acres)
- **MAY LET ON NEW LEASE - RENT £15,000 PAX**
- **FREEHOLD FOR SALE – PRICE £160,000 + (NO VAT)**

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- J. It should NOT be assumed that the property has all necessary planning, building regulation or other consents.
- K. Where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers/tenants should, however, make their enquiries into such matters prior to purchase/letting.
- L. All prices, rentals and service charges are quoted exclusive of VAT and interested parties are asked to take independent advice.

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LOCATION

This site is situated in Gedling which is a suburb of Nottingham with frontages onto Conway Road and the Burton Road (B686) and visible from the Colwick Loop Road (A612)

It is a mixed-use area with residential properties also close by. The "Inn For A Penny" Public House is directly adjacent to the West of the site and to the East is the Colwick Loop Road and opposite Burton Road Jubilee Park.

It does not include the land to the apex beyond the hedge line.



DESCRIPTION

This is a part surfaced site with dual road frontages available for sale or may let.

SITE AREA

Approximately 0.19 ha (0.47 acres).

PLANNING

The site may suit a range of commercial or other uses subject to the appropriate Planning Consents.

The clients would not consider a Car Wash use given that a previous Application was refused. Any use must have regard to the potential impact and the character and appearance of the surrounding area and any anticipated noise disturbance.

Please note there is a Public Right of Way and Buffer Zone adjacent to the Ouse Dyke which lies to the West.

Interested parties should discuss their proposed uses with the Agents in the first instance and subsequently with the Local Planning Authority Gedling Borough Council.

SERVICES

We understand that mains services will need to be connected.

EASEMENTS/RIGHTS

There is a prescriptive right for Western Power to use Electricity cables laid on the site.

We understand that there are sewer easements in respect of three sewers crossing the site: Two sewers of 600 mm diameter and one of 300 mm diameter. Severn Trent Water have advised there should be no works above or below ground within three metres of the centre line of these routes.

There is a public right of way on foot to the Western boundary abutting the culvert.

PRICE

Freehold price - £160,000 + with unconditional bids invited for parties in funds.

Or subject to planning sale, with holding rental for say 6 months, at a higher price to be agreed.

LEASE/RENTAL

The premises could be available to let by way of a new contracted out lease on terms to be agreed.

May let on new lease - £15,000 pax. Subject to planning lettings may be considered with holding rental for say 6 months on terms to be agreed. No car washes.

VAT

We understand that VAT is not applicable to the rental however the position with regard to VAT is reserved at all times.

BUSINESS RATES

We understand the premises are not Assessed at the present time. However, the VOA may assess the land dependent upon the future use and occupation.

LEGAL FEES

The incoming tenants or purchasers to pay the landlords legal costs incurred in the transaction abortive or otherwise.

ANTI-MONEY LAUNDERING POLICY

In accordance with Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser/tenant.

VIEWING

Please note the site can be viewed from the roadside unaccompanied at your own risk.

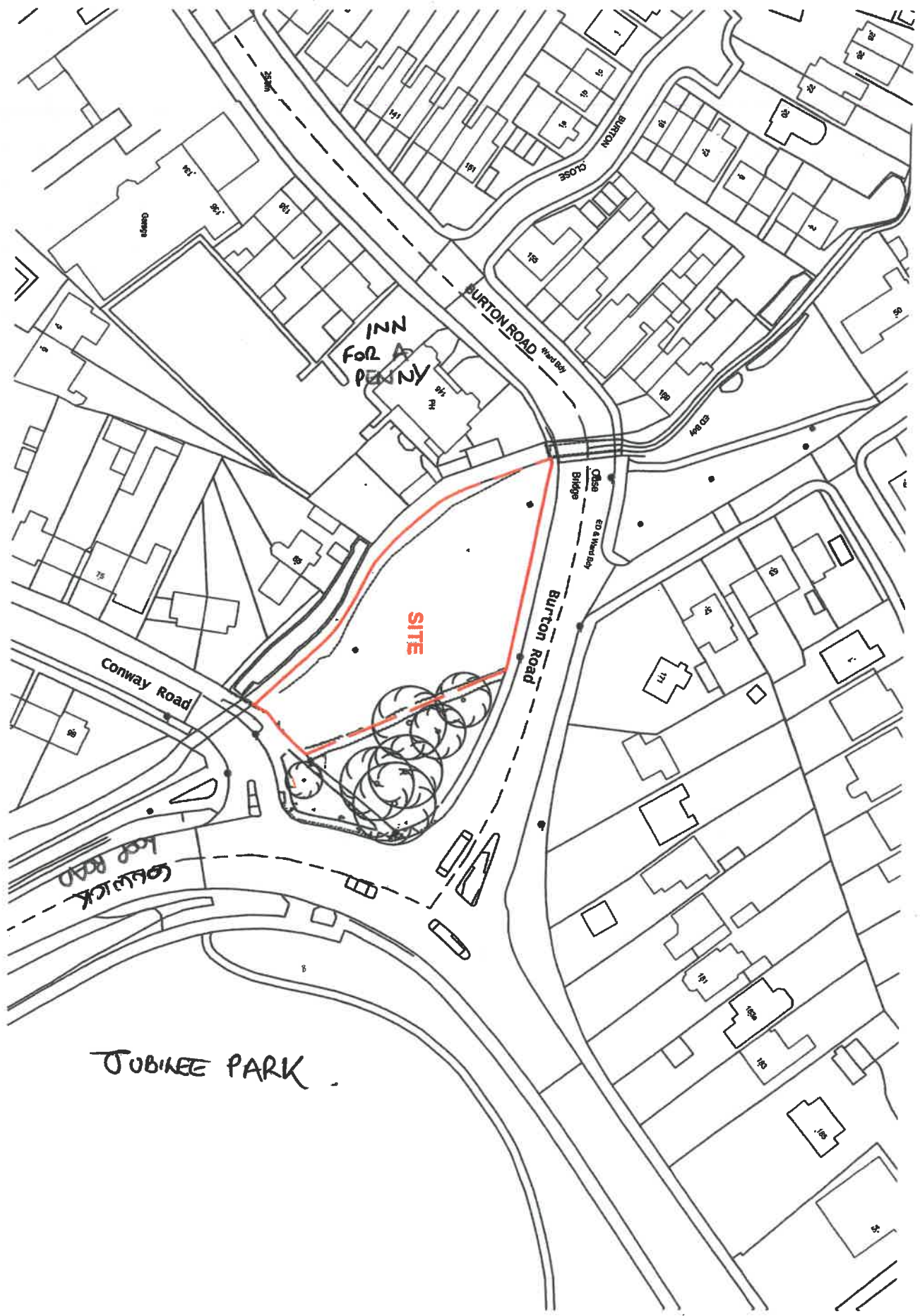
For further information contact the sole agents:
New West, 17 The Triangle, NG2 Business Park, Nottingham, NG2 1AE. Telephone: 0115 986 3555

or Philip Westin-Hardy 07771 754384

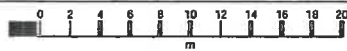
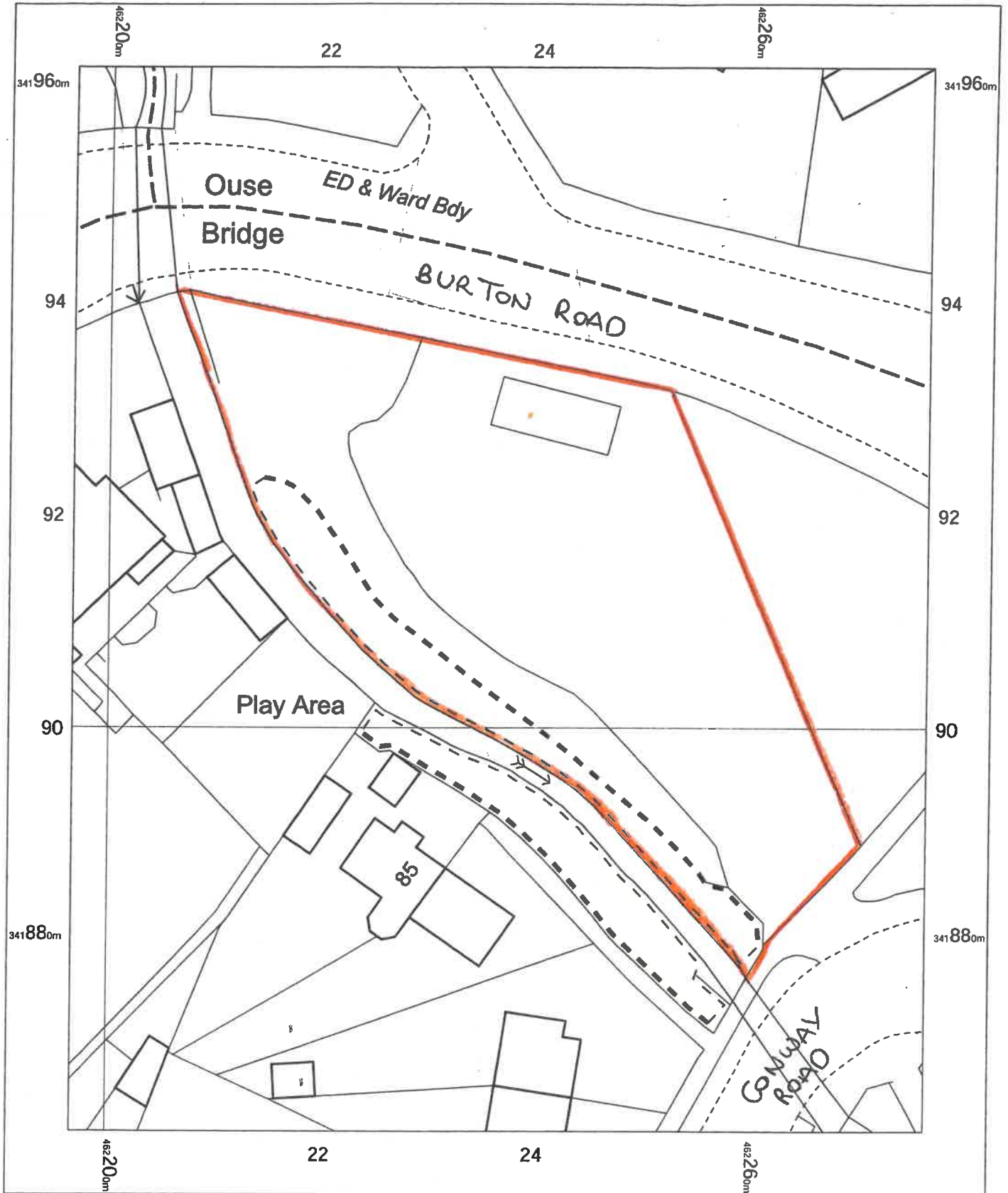
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TUBINEE PARK



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