

MUSSON LIGGINS

SOUTHWELL
24A THE ROPEWALK
FOR SALE
OFFERS IN EXCESS OF
£400,000

98.84 sq m (1,064 sq ft)

Detached Two-Storey
Multi-Let Wellbeing Centre

24a The Ropewalk,
Southwell,
Nottinghamshire,
NG25 0AJ

 0115 941 5241

 matthew@mussonliggins.co.uk

 mussonliggins.co.uk

GENERAL DESCRIPTION

The property comprises a well-presented, two-storey building currently arranged and operated as a multi-let wellbeing centre.

FEATURES

- ▶ INCOME PRODUCING INVESTMENT
- ▶ SIX ROOMS
- ▶ KITCHEN AND W/C FACILITIES
- ▶ POPULAR LOCATION



**24a The Ropewalk,
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Nottinghamshire,
NG25 0AJ**



LOCATION

Southwell lies approximately 9 miles west of Newark-on-Trent, 15 miles north-east of Nottingham, 13 miles south-east of Mansfield, and 22 miles south-east of Worksop, placing it conveniently within reach of several key regional centres.

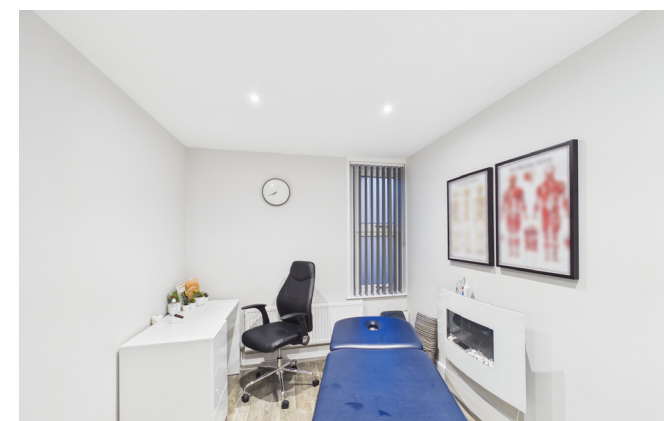
The town benefits from good road connectivity, with the A612 providing direct links to both Nottingham and Newark. The A617 primary route passes approximately 2 miles to the north of the town at Hockerton, offering east-west connectivity, while the A46 is located approximately 7 miles to the east at Newark, providing access to the wider regional and national road network.

Rail services are available at Newark Castle and Newark North Gate, both within a short drive, offering direct connections to Nottingham, Lincoln and London King's Cross.

DESCRIPTION

The property comprises a well-presented, two-storey building currently arranged and operated as a multilet wellbeing centre. The accommodation is configured to provide six individual treatment/consultation rooms, with three rooms at ground floor level and three rooms at first floor level.

The building is currently occupied by a range of healthcare and wellbeing practitioners, including chiropractic, acupuncture, physiotherapy, osteopathy, psychology, counselling, hypnotherapy, reflexology and aesthetics.



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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 Newark and Sherwood District Council.

PLANNING

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

For further information, please contact Newark and Sherwood District Council.

TENURE/INCOME

The property is arranged as a multi-let wellbeing centre providing six treatment rooms let on a mixture of sole-use and shared seasonal arrangements.

Rooms are occupied by separate licence agreements. Further information is available on request.

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 freehold basis subject to the occupational tenancies.

PRICE

Offers in excess of £400,000 (Four Hundred 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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Matthew@mussonliggins.co.uk



360
VIRTUAL
TOUR



VIEW
FLOORPLAN

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.



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At Musson Liggins we aim to deliver a personal and professional service you can trust, with clear, practical advice and guidance.

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.



MATTHEW WADE BSc (HONS) MRICS
DIRECTOR



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