

TOWN CENTRE REDEVELOPMENT OPPORTUNITY - FOR SALE**2-4 LOW STREET, SUTTON-IN-ASHFIELD, NOTTINGHAMSHIRE NG17 1AQ****Price: £595,000****Size: 13,417 sq ft (1,246.5 sq m)**

- 0.26 acre development site in a Town Centre location.
- Located in the pedestrianised area of Low Street.
- Scope for alternative uses, subject to planning.
- Large upper floor development opportunity.
- Rear yard and buildings with development potential, subject to planning.
- Two ground floor retail/commercial units with ground floor vacant fitted café restaurant.

LOCATION

The site is located in the pedestrianised area of Low Street close to the junction with Market Street in Sutton-in-Ashfield just adjacent to Idlewells Shopping Centre and other commercial units such as Franks Carpets, Halifax, Cafe Expressco and The Regency Dance Centre. Approximately 3.5 miles east of Junction 28 of the M1 Motorway.

DESCRIPTION

The property comprises a former public house dated from the 1750's. The building is of a stone and brick construction with a multi-pitched and hipped slate roof. It has been partly converted to provide a ground floor coffee shop while the remaining upper floor accommodation and 2-4 Low Street are vacant.

SERVICES

Mains electricity, gas and water are believed to be available to the premises.

Interested parties are however advised to make their own enquiries of the relevant service providers.

ACCOMMODATION

All measurements are approximate prepared on a gross internal area basis. The site extends to 0.26 acres (0.105 hectares).

	M ²	SQ FT
Basement	84.9	914
Lower Ground Floor	350.6	3,774
Ground Floor	370.6	3,989
First Floor	347.5	3,740
Second Floor	92.9	1,000
TOTAL	1,246.5	13,417

PLANNING

The property is within the Ashfield Local Plan Review 2002 Retail Policy District Shopping Centre SH1. There is potential for a variety of uses, enquiries should be submitted to Ashfield District Council. The site may be suitable for residential/mixed use/commercial development, subject to planning. Potential residential/commercial layouts are attached which would be subject to planning.

PRICE

£595,000 exclusive of VAT if applicable

VAT

Interested parties are requested to satisfy themselves as to the applicable VAT position, if necessary, by taking the appropriate professional advice.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value as of 1 April 2023 to present of:-

Cafe and Premises - £20,500

TENURE

Freehold and Part Long Leasehold. 2 Low Street is held on a Long Lease. Details can be provided.

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

EPC

The property has EPC ratings as follows:-

Costa Coffee/Ground Floor - EPC Rating of C
Upper Ground, First and Second Floors - EPC Rating of F

Copies of the EPC are available from the agent.

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

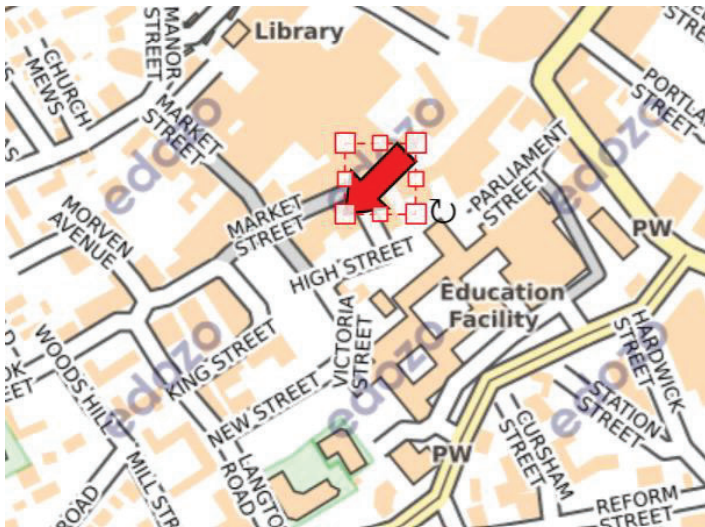
Strictly by appointment with the sole agents:- Eddisons
1 Blackburn Road
Sheffield
S61 2DW
Contact: Adrian Lunn
Adrian.Lunn@eddisons.com
(0114) 2449121

Ref:

For more information, visit eddisons.com
020 3205 0200



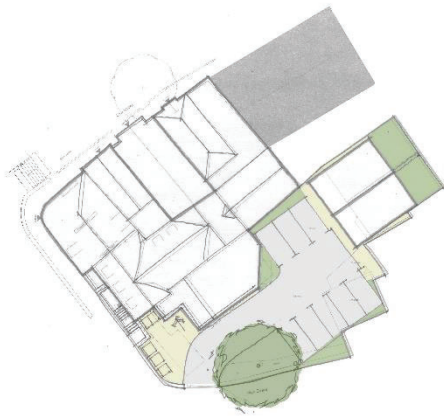
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Site Plan



Mews House
GIFA 71.7 sqm / 772 sqft

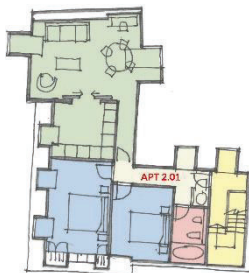
Mews House



Upper Ground Floor Plan



First Floor Plan



Second Floor Plan

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