



Offices in NG16

Station Road, Langley Mill, Nottingham,
Derbyshire, NG16 4BH

£300,000 Starting Bid

Allocated parking

Property features

- ✓ Unique Detached Property
- ✓ Seven Office Rooms
- ✓ Car Parking To Rear
- ✓ Gas Central Heating
- ✓ Potential Conversion

Arrange a viewing

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Commercial National

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via secure sale online bidding: terms and conditions apply.

We are pleased to offer to auction this unique detached property located in Langley Mill which is well served by the A610 giving access to the M1 motorway and A38. Station road is conveniently located for access to the Langley Mill railway station. This property is sold with NO UPWARD Chain and was previously used as a printer and general office space. The property has potentially seven offices, a storage room, kitchen and ground and first floor w/c. Outside there is a further outbuilding which could also be made into further office space or storage. Substantial car parking to the rear. The property also lends it's self to further development or conversion into flats or a possible home of multiple occupancy (subject to any necessary planning consent). Viewing is strongly recommended.

Please note we have not inspected this property.

Price: Starting Bid £300,000

Property Type: Offices

Business Type: Residential Investments

Internal Size: 1000 Square Feet

External Size: 1000 Square Feet

Parking: Allocated

Location

This unique detached property is located along Station Road in Langley Mill which is well served by the A610 giving access to the M1 motorway and A38. Station road is conveniently located for access to the Langley Mill railway station.

Accommodation

Entrance Hall - Door to the front elevation. Staircase to the first floor. Central heating radiator.

Office 4.29m (14'1") x 3.76m (12'4") - Window to the front elevation. Central heating radiator.

Office 4.29m (14'1") x 3.68m (12'1") - Window to the rear and central heating radiator.

Rear Porch - Access to the rear of the property.

Storage Room - Window and storage area.

Office 4.24m (13'11") x 3.58m (11'9") - Window and central heating radiator.

Inner Hall - Central heating radiator.

W/C - Window. Low flush w/c. and pedestal wash hand basin.

Accommodation: Part 2

First Floor/Landing - Window. Access to various rooms.

Office 4.14m (13'7") x 3.56m (11'8") - Window to the front elevation and central heating radiator. Open plan access to a further office space.

Office 4.27m (14'0") x 3.66m (12'0") - Window to the rear elevation and central heating radiator.

Kitchen 1.90m (6'3") x 1.83m (6'0") - Window. Stainless steel sink unit. Work surface and wall units.

W/C - Window. Low flush w/c. Office 2.84m (9'4") x 3.61m (11'10") - Window. Fire escape.

Office 4.27m (14'0") x 3.66m (12'0") - Window to the front elevation and central heating radiator.

Car Parking - Car parking to the rear. Wrought iron gates and brickboundaries.

Rear View - Access to a further outbuilding is from the car park. The Outbuilding could make a further office or storage area.

Tenure

Freehold: Title Number DY297289. Leasehold: Title Number DY403915.

EPC

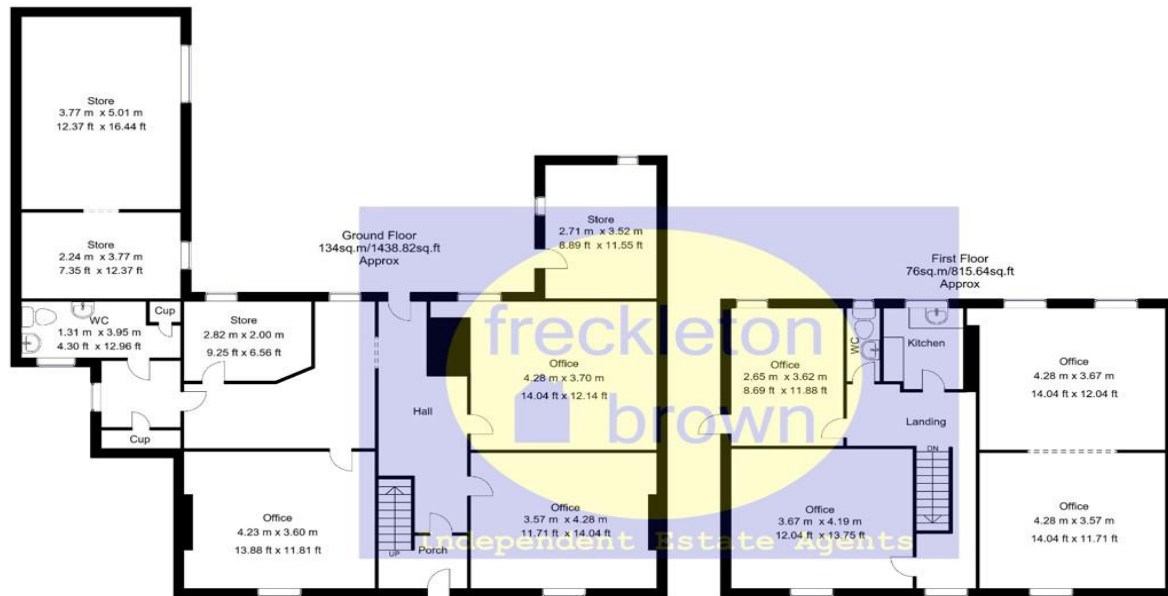
To be confirmed.

Rateable Value

The adopted rateable value is £6,500 as of the 1st April 2023. Sourced from VOA.

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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Station Road, Langley Mill, Nottingham, Derbyshire, NG16 4BH

Contact your local branch today for more information on this property:

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