

# INDUSTRIAL SITE WITH REDEVELOPMENT POTENTIAL (STP) **FOR SALE**

87-89 Portland Road, Hucknall, Nottingham, NG15 7SF



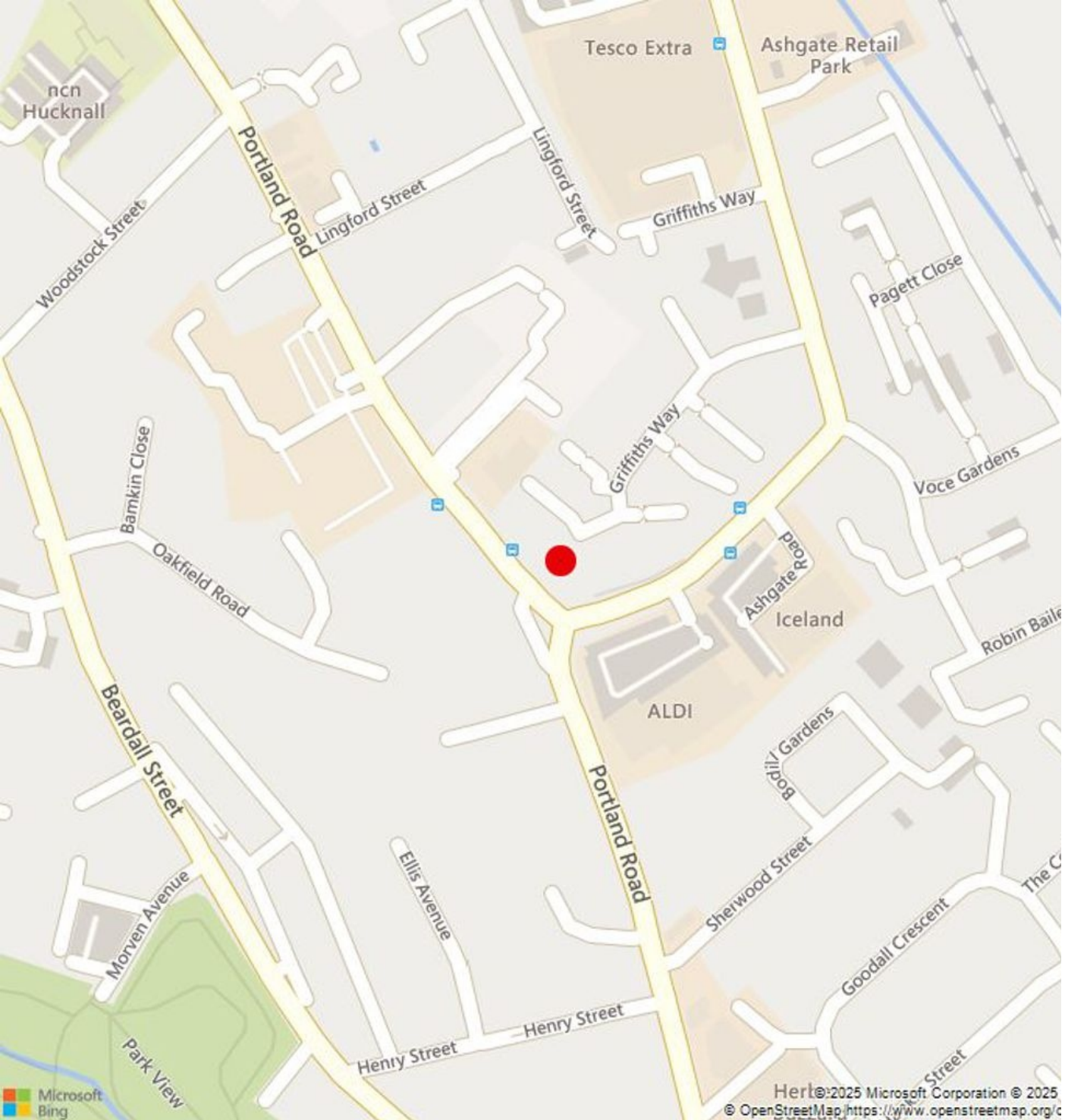
5,645 Sq Ft (524.42 Sq M)

£400,000 for the Freehold

- ▶ Site area: 0.47 acres
- ▶ Suitable for alternative uses (subject to planning)
- ▶ Excellent frontage/parking
- ▶ Secure yard







## LOCATION

The subject property occupies a prominent position on Portland Road, just up from the junction of Ashgate Road.

Hucknall is a market town in the affluent district of Nottinghamshire, being located 7 miles to the north of Nottingham and 10 miles south of Mansfield. The property offers good access to both J26 & 27 of the M1 motorway, being to the north and south of Hucknall.

Hucknall also benefits from a tram stop into the centre of Nottingham.

## DESCRIPTION

The property comprises of a industrial building of part 2 storey and single storey warehouse accommodation to the rear, set around a yard area. The property has had the benefit of trade counter uses and benefits from a large parking area to the front of the property for circa., 12 cars.

The property benefits from all main services and would suitable for redevelopment, subject to planning.



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## ACCOMMODATION

The property offers the following accommodation:

	Sq Ft	Sq M
Warehouse/offices	5,645	524.42
Total	5,645	524.42

All areas are quoted in accordance with the RICS Code of Measuring Practice

## CURRENT RATING ASSESSMENT

Charging Authority: Ashfield District Council  
Rateable Value : £17,750

We advise all applicants to make their own enquiries of the rating liability which may be subject to transitional arrangements.

## EPC

The property has an Energy Rating of D & B (rear workshop).  
The EPC's will be valid until 28 & 30 April 2034.

## PRICE

£400,000 for the Freehold

## VAT

It is understood that VAT will be applicable on the sale price.

## LEGAL COSTS

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

## ANTI MONEY LAUNDERING

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

## VIEWING

Please get in touch to arrange a viewing.



**Reg Pollock**

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### Conditions under which these details are issued

These particulars are issued on the distinct understanding that all negotiations are conducted through APB. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility or liability can be accepted for any loss or expenses incurred in viewing, nor any injury. Any persons viewing should exercise due diligence during the course of inspection. APB are unable to warrant that the property is free from hazards or complies with any current Health & Safety legislation. APB for themselves and for the vendor/lessors/licensors of this property, whose agents they are, give notice that: (i) the particulars are sent out as a general outline only for guidance of intending purchasers/lessees/licencees and do not constitute, nor constitute part of any offer or contract; (ii) all descriptions, dimensions are approximate and given for guidance purposes only and all necessary permissions for use and occupation, including Town Planning, and information on Rating Assessments and other details are given in good faith and are believed to be correct, but any intending purchasers/lessees/licencees should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in the employment of APB has any authority to make or give any representation or warranty in relation to this property; (iv) all information on the availability of mains services is based upon information provided by the vendor/lessor/licensor and all statements regarding service installations, including apparatus and fixtures and fittings, do not warrant the condition or serviceability of the items referred to as no tests have been carried out; (v) All prices and rentals quoted are exclusive of VAT (if applicable); (vi) APB will not be liable in negligence or otherwise for any loss arising from the use of these particulars.