



37 Outram Street, Sutton-In-Ashfield NG17 4BA

£5,950 Per Annum

Recently refurbished retail/office unit with an open plan sales area, office, kitchen and separate WC. There is the advantage of off street parking with a car park adjacent to the subject property. The property occupies a prominent position on Outram Street, close to an Asda superstore.

LOCATION

The subject property is situated on the north west side of Outram Street, close to the roundabout junction which leads from Outram Street to Priestsic Road, and to the Asda superstore and Asda filling station. Outram Street is a heavily trafficked road with on street parking, and includes a wide variety of traders including Wilkinsons, William Hill, several supermarkets, a Barista coffee shop, Walton's plumbers merchants etc. Sutton in Ashfield serves a population of approximately 50,000 and provides a wide range of shops, schools, and retail parks, and has the advantage of regular bus services to Nottingham, Mansfield and Alfreton. Nottingham is some 16 miles, Mansfield 4 miles and Alfreton is approximately 8 miles distance. The town has good road access via the A38 to junction 28 of the M1 Motorway which is approximately 4 miles distance.

DESCRIPTION

The subject property comprises a recently refurbished ground floor retail/office unit with use of a car park to the right hand side. The premises provide a sales area with fitted bench seating, shelving and cupboards with a separate private office, a kitchen and WC.

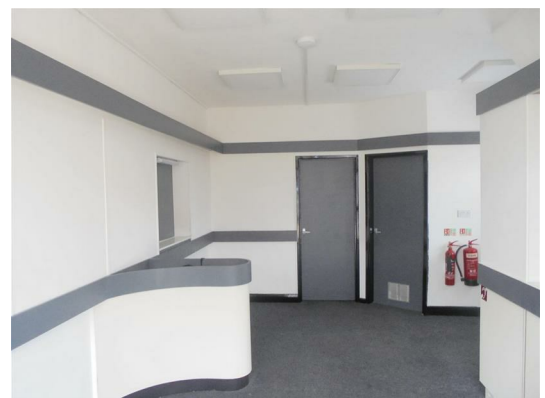
ACCOMMODATION

The accommodation consists of:

SALES SHOP

Has a frontage of 2.86 metres and a depth of 6.25 metres, widening to 3.91 metres. The retail area is 6.25 metres by 2.86 metres widening to 2.71 metres.

With UPVC double glazed display window and door. UPVC display window to the side. Fitted cupboards and shelving, 7 LED lights, 2 electric heaters, fitted bench seat, and door to:-



KITCHEN 5'6" x 8'7" (1.69m x 2.62m)

with stainless steel sink unit, base unit below, double glazed UPVC window, built in cupboards, electric heater.

WC 4'10" x 5'0" (1.49m x 1.53m)

with low level WC, wash hand basin, hot and cold from electric water heater.

OFFICE 11'1" x 6'11" (3.38m x 2.11m)

with fan heater and LED lighting.

OUTSIDE

to the right hand side of the property there is an access which leads to a car park which is gated and extends to the rear of the unit. There is one car parking space allocated within a communal car parking areas.

FLOOR AREA

The property has a total floor area of 32.7 square metres.

RENTAL, SERVICE CHARGE & INSURANCE

Rent -£5,950 per annum

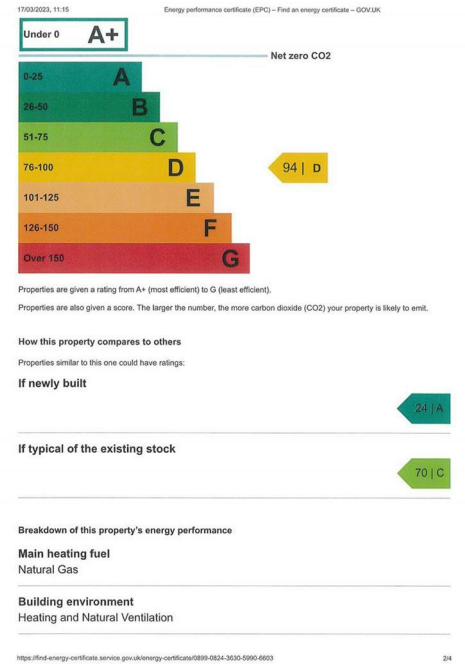
In addition to rent the following service charge and insurance is payable:

Service Charge - £950 per annum which is subject to annual review based on the RPI.

Insurance - £131.45 to June 2024

EPC

The property has an energy rating of D.



LOCAL AUTHORITY

Ashfield District Council.

RATING ASSESSMENT

We understand the property has a rateable value of £3,400 and Small Business Rate Relief should be applicable.

SERVICES

All mains services are connected to the property.

LEASE

The premises are available to let on a new lease for a length of term to be negotiated at a rental of £5,9550 per annum.

VIEWING

Arranged with pleasure by the selling agent.

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

