



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

**Asking Price £89,000**

For sale recently refurbished retail/office property with the benefit of a private car park to the side and rear occupying a prominent position on Outram Street.

Vacant Self contained ground floor currently being marketed at a rental of £5,950 per annum  
Self-contained first floor office which is let at a rental of £1,950 per annum.

Total Floor Area 55.2 square metres (594 square feet)

**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 Alferton. Nottingham is some 16 miles, Mansfield 4 miles and Alferton 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 mixed-use commercial property with a self-contained ground floor retail/office unit which is currently vacant and available to lease and a self-contained first floor office which is currently let. Both units share a private car park.

**ACCOMMODATION**

The accommodation consists of:

**GROUND FLOOR**

The Ground Floor provides open plan retail sales/office, private office, kitchen and WC.

The Ground Floor is currently vacant and is being marketed to let at £6,250 per annum

**FIRST FLOOR**

The First Floor provides open plan office with a WC. Access is via a private entrance from Outram Street

**FIRST FLOOR LEASE**

First Floor is let for a term of six years from 13 June 2022. There is a tenant only break clause and open market rent review on 13 June 2025. Current rent is £1,950 per annum.

**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.

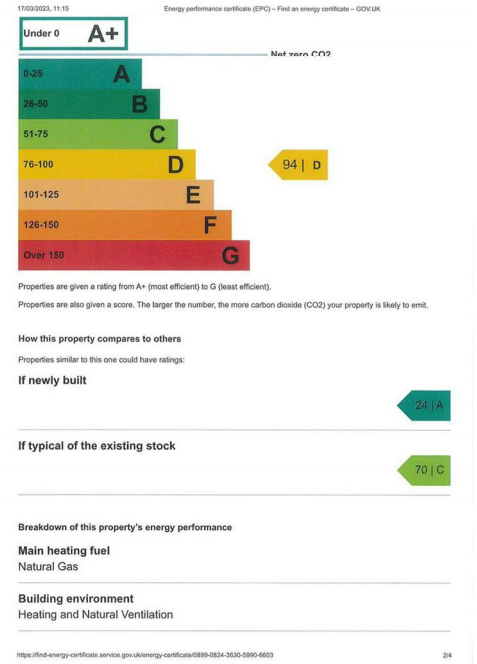
**FLOOR AREA**

Ground Floor 32.5 sq.m. (350 sq.ft.)

First Floor 22.7 sq.m. (244 sq.ft.)

Total Net Internal Area 55.2 sq.m. (594 sq.ft.)

**EPC**  
 The ground floor has an energy rating of D valid until January 2027 and the first floor has an energy rating of D valid until November 2031.



**LOCAL AUTHORITY**  
 Ashfield District Council.

**RATING ASSESSMENT**  
 We understand that the ground floor has a rateable value of £3,4600 with effect from 1 April 2023; and the first floor has a rateable value of £1,300 with effect from 1 April 2023.

**SERVICES**  
 All mains services are connected to the property.

**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.

