



2 - 4 Outram Street, Sutton In Ashfield NG17 4AX
£27,500 Per Annum

- Prominent Town Centre Premises
- Good Corner Position
- Ground Floor 3290 Sq.Ft
- Car Parking Nearby
- First Floor 1750 Sq.Ft.
- Gymnasium is fully equipped

LOCATION

The premises occupy a prominent position on Outram Street opposite the former Wilkos store and on the corner of Portland Street. It is a short distance from the Asda store and large car parking lot.

DESCRIPTION

The premises comprise a long-established gymnasium which has recently ceased trading but is fully equipped. The ground floor area is 305.74 square metres (3290 square feet) and includes the gymnasium, changing rooms, sauna and plant room.

The first floor area is 162.57 square metres (1750 square feet) and includes a further gymnasium and an office.

GROUND FLOOR - GYMNASIUM 90'5" x 29'1" + 42'1" x 34'9" (27.56m x 8.89m + 12.83m x 10.6m)

With double doors, 5 full length windows to the front and side elevation, suspended ceiling.

CUPBOARD/STORE 3'11" x 6'6" (1.21m x 1.99m)**W.C.**

With low level w.c. and wash handbasin.

CHANGING ROOM 24'9" x 15'5" + 7'6" x 5'3" (7.56m x 4.7m + 2.29m x 1.61m)

With 3 w.c.'s and 5 showers.

SAUNA 16'3" x 7'1" (4.97m x 2.18m)**PLANT ROOM 9'4" x 6'2" (2.85m x 1.88m)****FIRST FLOOR - GYMNASIUM 26'5" x 29'4" + 23'11" x 24'7" (8.07m x 8.95m + 7.3m x 7.5m)****OFFICE 7'6" x 23'6" (2.29m x 7.17m)**

With door from the first floor gymnasium to the flat roofed area.

RENTAL

The property is available to let at £27,500 per annum including all the equipment.

LOCAL AUTHORITY

Ashfield District Council

RATEABLE VALUE

£21,250

SPECIAL NOTE

The gymnasium has been closed for some time but is equipped and available to a potential tenant with immediate effect.

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.

