

# MUSSON LIGGINS

Chartered Surveyors · Property Consultants · Valuers

·PROPERTY·

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·PARTICULARS·

## TO LET (May Sell)

8 HIGH STREET, HUCKNALL NOTTINGHAM NG15 7HD



### FULLY FITTED FISH & CHIP SHOP WITH REFURBISHED TWO BEDROOM FLAT

- Total Accommodation 128.53 sq m (1,383 sq ft)
- Self Contained Fully Fitted Fish & Chip Shop
- Self Contained Fully Refurbished 2 Bedroom Flat
- Popular Central Location



## LOCATION

The subject property is situated along the main High Street in Hucknall, a Nottinghamshire Town having an estimate population of 29,188.

Hucknall is an established Town Centre with many High Street retailers and a vibrant nightlife.

Nottingham City Centre is situated approximately 6.5 miles to the south with the subject property having good access to both Junctions 26 and 27 of the M1 motorway.

## DESCRIPTION

The property comprises a fully fitted Fish and Chip Shop at ground floor level.

To the first and second floors is a recently refurbished self-contained two bedroom flat which is available and may be sub-let by the Tenant.



**Internal View**

The accommodation can be further described as follows.

## ACCOMMODATION

All measurements have been taken on a net internal area basis and should be verified by the incoming tenant:

<b>Retail Area</b>	30.10 m <sup>2</sup>	324 ft <sup>2</sup>
<b>Preparation and Storage Areas</b>	26.73 m <sup>2</sup>	287 ft <sup>2</sup>
<b>Flat</b>	71.70 m <sup>2</sup>	772 ft <sup>2</sup>
<b>Total Accommodation</b>	128.53 m <sup>2</sup>	1,383 ft <sup>2</sup>

## RATING

We have made enquiries of the Valuation Office Agency and the property is currently assessed for rating purposes as follows:

2010 Rateable Value                      £3,500

Residential Flat                              Band A

## PLANNING

The property has a current use as an A5 Hot Food Takeaway with residential accommodation. Any prospective tenant should make enquiries relating to planning with Ashfield District Council on 01623 450000.

We have been informed that High Street itself is due to be pedestrianised which may improve the location of the subject property further.

## TENURE

The property is available by way of a new Full Repairing and Insuring Lease.

The lease is available for a term of years to be agreed at a commencing rental of **£16,500 (Sixteen Thousand Five Pounds)** per annum exclusive of rates.

A payment of **£20,000 (Twenty Thousand Pounds)** is sought for the fixtures and fittings relating to the Fish and Chip Shop.

Freehold price upon application.

## LEGAL COSTS

The incoming tenant is to be responsible for both parties legal costs incurred in connection with this matter whether it proceeds to finality or not.

## VIEWING

Strictly by appointment only through the sole agents:

**Musson Liggins**

**Tel: 0115 941 5241**

**Please ask for David Bladen or Graham Parkinson**

**e-mail: dcb@mussonliggins.co.uk  
or gsp@mussonliggins.co.uk**



**General View of the Property**



**Location (For Identification Purposes Only)**

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- i) The particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, any offer or Contract;
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- 2 Information on tenure or tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by Solicitors.
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- 4 All plans supplied by the Agents are provided solely to assist in the identification of the property.
- 5 All figures quoted are exclusive of VAT unless expressly stated to the contrary. All interested parties are strongly recommended to satisfy themselves as to the position on VAT by independent written enquiry.
- 6 All information on the availability of mains services is based on information supplied by the Vendor/Lessor. All other statements regarding service installations do not warrant the condition or serviceability of the installations referred to.

All statements contained in these particulars are believed to be correct, but their accuracy is not guaranteed, nor do they form any part of any contract or warranty. Unless specified to the contrary, interested parties should note that all distances and floor areas are approximate and are given for guidance purposes only and information on tenure or tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Lessees are recommended to have this information verified by their Solicitor and Chartered Surveyor.

**ML/DCB/295**  
**SUBJECT TO CONTRACT**