MUSSON
LIGGINS

SUTTON-IN-ASHFIELD

# 93 OUTRAM STREET

## £300,000

1,757.7 m² (18,921 ft²)

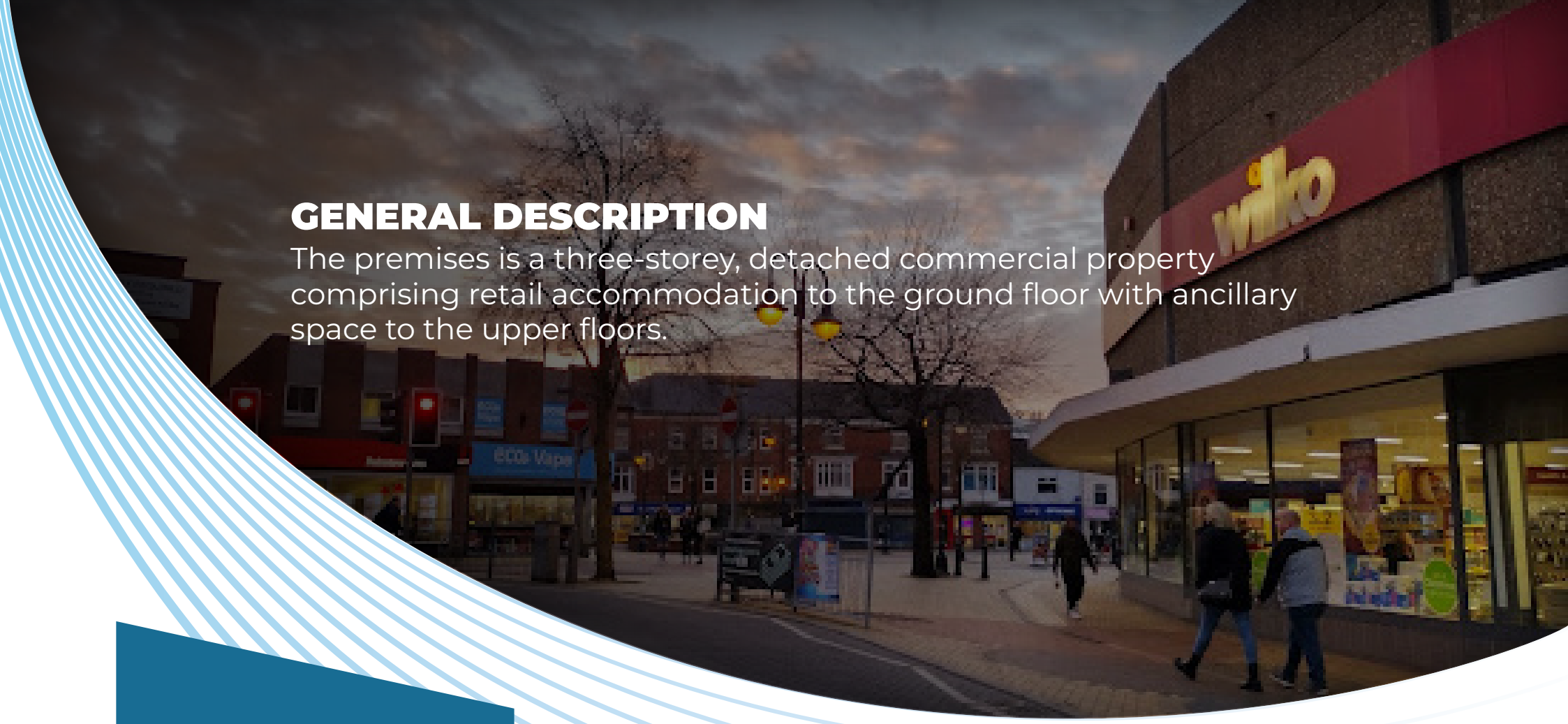
# FOR SALE

Three-Storey Detached Asset
**With Retail Accommodation**

93 Outram Street
Sutton-in-Ashfield
Nottinghamshire
NG17 4BG

**0115 941 5241**
**william@mussonliggins.co.uk**
**mussonliggins.co.uk**

MUSSON LIGGINS




## GENERAL DESCRIPTION

The premises is a three-storey, detached commercial property comprising retail accommodation to the ground floor with ancillary space to the upper floors.

### FEATURES

- LARGE GLASS FRONTAGE
- VAST RETAIL ACCOMMODATION
- SUITABLE FOR ALTERNATIVE USES SUBJECT TO PLANNING

93 Outram Street,
Sutton-in-Ashfield,
Nottinghamshire,
NG17 4BG

## LOCATION

The subject property is situated in Sutton-in-Ashfield, which is a market town in Nottinghamshire, lying approximately 4 miles west of Mansfield and 12 miles north of Nottingham.

More specifically, the property is situated on the periphery of Sutton-in-Ashfield's main definable town centre, lying approximately half a mile north-east of the town's primary retail offering.

The town benefits from strong road connections lying approximately 2-miles east of Junction 28 of the M1 and accessed via the A38. The A38 bypass is a wide single carriageway that passes through much of the eastern part of the town, meeting the A619 Mansfield Bypass at Kings Mill.

## DESCRIPTION

The subject property comprises a three-storey, detached commercial premises.

The property comprises conventional retail accommodation to the ground floor whilst the upper floors provide for former office accommodation, which has most recently been utilised as a gym and dance studio.

We understand the property has been disused for a number of years.

The property may be suited to alternative uses subject to the relevant planning consents being obtained.

| 93 Outram Street | $M^2$ | $Ft^2$ |
|---|---|---|
| Ground Floor | 585.9 | 6,307 |
| First Floor | 585.9 | 6,307 |
| Second Floor | 585.9 | 6,307 |
| **Total Accommodation** | 1,757.7 $m^2$ | 18,921 $ft^2$ |

## BUSINESS RATES

Rateable Value: **£14,500**

This is not the amount you will pay. For further information regarding rates payable and small business rates relief, please contact Ashfield District Council

## PLANNING

We understand that the property has Planning Consent for its existing use. For further information on planning and use, please Ashfield District Council Planning Control Department.

## EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the existing building's Energy Performance Certificate can be obtained from the Agents

## TERMS

The premises are available to purchase on a Freehold basis with vacant possession.

## PRICE

**£300,000 (Three Hundred Thousand Pounds)**

## SERVICES

We understand that electricity and water are connected to the premises however we recommend that interested parties contact the relevant service providers to confirm this.

## VAT

Prices are quoted exclusive of Value Added Tax (VAT).

## LEGAL COSTS

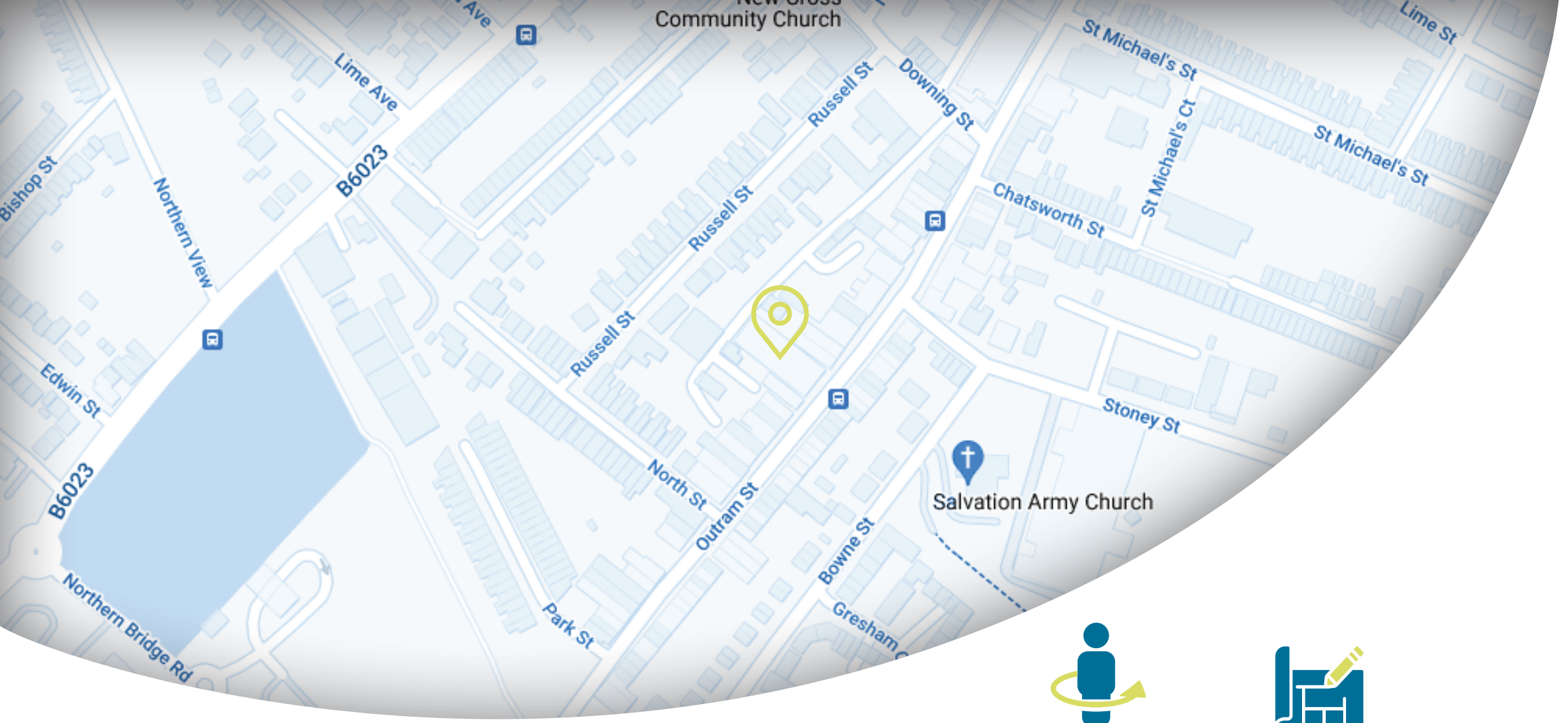
Each party will be responsible for their own legal costs incurred in this transaction.

## VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

## CONTACT

Will Cowley Apprentice Surveyor
**william@mussonliggins.co.uk**




360 VIRTUAL TOUR

VIEW FLOORPLAN

**MISREPRESENTATION**

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

# MUSSON LIGGINS

Brigade House 5, Albion Street,
Beeston, Nottingham NG9 2PA

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Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.

**WILL COWLEY**
APPRENTICE SURVEYOR

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