



262 Mansfield Road  
Redhill  
Nottingham  
NG5 8JY

Offers in Region of  
**£300,000**

## PROMINENT ROADSIDE SITE

**1,059.85m<sup>2</sup> (0.26 acres).**

Approximate Net Internal Floor Area

# FOR SALE

### FEATURES INCLUDE....

CURRENTLY UTILISED AS A CAR WASH AND VALETING SERVICE

#### Location

The subject site has a frontage to Mansfield Road (A60), at its junction with Redhill Road in the Redhill area of Nottingham.

Mansfield Road itself is the main arterial route in/out of Nottingham from the north and links Nottingham with Mansfield. Nottingham City Centre is approximately 4.5 miles distance to the south west whilst Mansfield Town Centre is approximately 10.5 miles distance to the north west of the site, both accessed directly by A60

#### Description

The premises comprise of a prominently located roadside site which is currently utilised for a car wash and valeting service.

The premises benefit from an overhead canopy and a waiting area/office constructed of brickwork under a flat roof.



Map View

Plan View

## Accommodation

Site Area            1,059.85 m<sup>2</sup>  
                                 0.26 acres

## Waiting Room/Office

127.26 m<sup>2</sup>  
1,370 ft<sup>2</sup>

## Planning

The site benefits from a planning consent to be used as a car wash and valeting service.

## Business Rates

Rateable Value:            £6,800

## Price

Offers in Region of  
£300,000 (Three Hundred Thousand Pounds)

## Tenancy

The premises benefit from an exiting lease of five years duration from the 1<sup>st</sup> August 2018 at an annual rent of £18,000 per annum (+VAT).

The lease is excluded from the Landlord and Tenant Act 1954.

## VAT

Unless stated all 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.

## Energy Efficiency Rating

A copy of the Energy Performance Certificate is available upon request.

## Services

We understand that mains services are connected to the premises. However, we recommend that interested parties contact the relevant service providers to confirm this.

## Viewing

Strictly by prior appointment through the sole selling agents, Musson Liggins.

