



22 Holden Street
Nottingham
NG7 3JN

Offers in Excess of
£180,000

FORMER FACTORY PREMISES/DEVELOPMENT OPPORTUNITY (STP)

173.57 m² (1,869 ft²).

Approximate Net Internal Floor Area

FOR SALE

FEATURES INCLUDE....

CITY CENTRE LOCATION | POTENTIAL FOR ALTERNATIVE USE (SUBJECT TO PLANNING)

Location

The subject property is located on Holden Street within the suburb of Canning Circus which is approximately ½ mile to the north-west of Nottingham City Centre.

Holden Street is positioned near the Junction between Derby Road, Ilkeston Road and Alfreton Road. The A610, Alfreton Road, has direct links with the A6514, Western Boulevard, part of Nottingham's Outer Ring road System, approximately 1 mile to the north-west has links with Junction 26 of the M1 Motorway located approximately at 5 miles distance.

Description

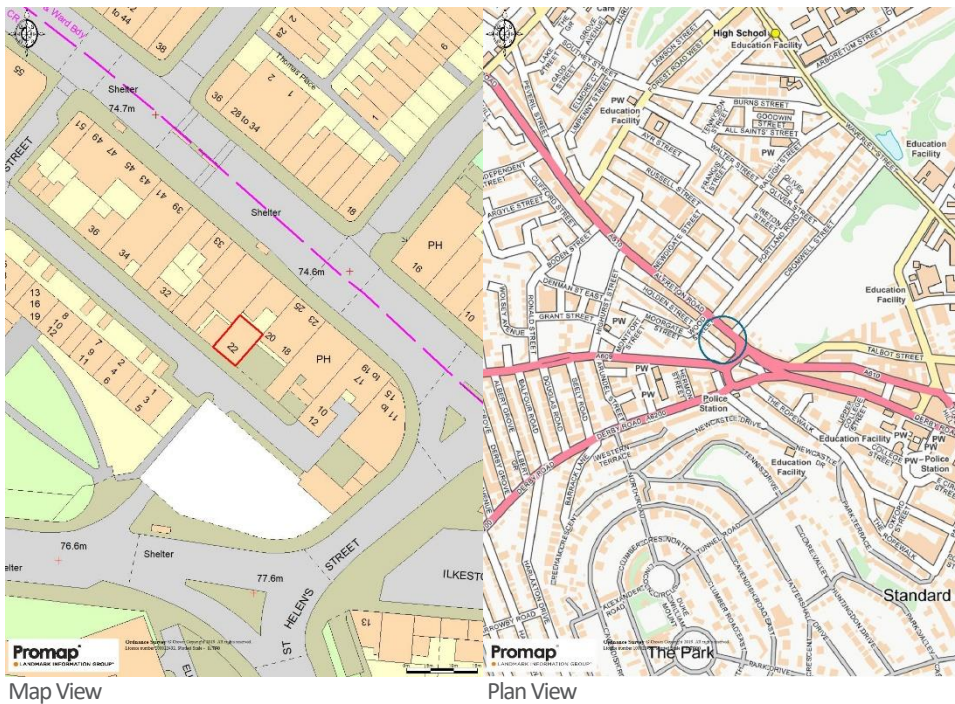
The premises comprise a 3-storey traditional brick-built construction beneath a pitched tiled roof.

Windows to the front of the property are the original metal framed, which have been renovated to include sealed double glazed units and escape openings have been fitted.

There are new UPVC double glazed windows to all 3 floors at the rear.

The ground floor is rendered externally with access via a set of double doors and one singular.

Internally the property is in need of renovation/redevelopment.



Accommodation	
GF	58.33 m ² / 628 ft ²
1F	57.18 m ² / 616 ft ²
2F	58.06 m ² / 625 ft ²
Total	173.57 m² / 1,869 ft²

Approximate Gross Internal Floor Area

Planning

The premises may be suitable for redevelopment (subject to planning consent).

Interested parties should seek further planning advice by contacting Nottingham City Council planning department on 0115 876 4447.

Business Rates

Rateable Value: £2,700

Price

Offer in Excess of
£180,000
(One Hundred and Eighty Thousand Pounds)

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.