



45-49 Mansfield Road, Nottingham, Nottinghamshire NG1 3FH

Freehold Opportunity

- ▶ **NIA: 6,781 sq ft/GIA: 9,005 sq ft**
- ▶ **Within walking distance of NTU and Nottingham City Centre**
- ▶ **10 dedicated parking spaces to the rear**
- ▶ **Suitable for student and residential conversion (subject to requisite consents)**

For enquiries and viewings please contact:



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Location

The property is located on Mansfield Road (A60) on the periphery of Nottingham city centre within an established residential and commercial area. The main shopping and leisure amenities of the city centre are all within easy walking distance with the Victoria Centre almost being directly opposite, the Old Market Square being within a 10 minute walk and Nottingham Trent University campus within a 5 minute walk of the subject property. Mansfield Road (A60) is a principal arterial route providing access to Junction 26 of the M1 motorway located c. 4.5 miles northwest. The property benefits from excellent transport links with the Nottingham NET Tram system running along Goldsmith Street/Waverley Street and with several bus routes running into and out of the city along Mansfield Road.

Description

The premises comprises of one 4 storey and two 3 storey terraced properties that have been combined internally, but still retain separate front and rear doors. The building consists of traditional brick construction under a pitched and gabled slate roof. Internally, the property is configured to provide storage space in three separate basements, and office accommodation on the remaining floors, with the exception of the ground floor of 45 Mansfield Road that has been configured to provide a reception and waiting room.

The specification of the property varies throughout, but generally consists of carpet flooring, gas central heating, perimeter trunking, and strip lighting. Externally, the property benefits from a rear surfaced car parking area providing 10 car parking spaces.

Accommodation

	Sq M	Sq Ft
Basement	140.1	1,508
Ground Floor	172.5	1,857
1st Floor	151.1	1,626
2nd Floor	146.9	1,581
3rd Floor (45 Mansfield Road only)	19.3	208
Total	630	6,781

The above measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition. All parties are advised to carry out their own measured survey.

Planning

We understand the property benefits from planning consent for the following uses: Class E (Commercial, Business and Service use) therefore, permitting uses such as an office, café, shop, clinics. It is noted that the property is located in the Arboretum Conservation Area. The property may be suitable for alternative uses such as residential, subject to the requisite consents. (This information is for guidance purposes only and prospective parties are advised to make their own enquiries from Nottingham City Council)

Tenure

The property is held over 3 freehold titles 45 Mansfield Road, 47 Mansfield Road and 49 Mansfield Road. The premises will be sold as a whole and with vacant possession.

Business Rates

From enquiries of the Valuation Office Agency (VOA) website we understand the premises has the following assessment:

Rateable Value: £45,250

Indicative Rates payable 2023/2024: c.£22,579.75

(This information is given for guidance purposes only and all interested parties are advised to make their own enquiries with the VOA)

Price

Offers in the region of £995,000.

VAT

VAT is applicable.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

45-47 Mansfield Road: E-118.

49 Mansfield Road: E-108.

Viewings

Viewings are by appointment with sole agents Innes England.

Floorplans are available upon request via the agents, Gross Internal Area measurements can be provided upon request also.

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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