

FREEHOLD TOWN CENTRE UNIT FOR SALE

**38-40 Lowmoor Road
Kirkby in Ashfield
Nottinghamshire**

RATES FREE (STQ)

SAT NAV REF:

NG17 7BP



- Town centre mid parade unit suitable for a range of uses (subject to appropriate Planning Consents)
- Fronting pedestrian Lowmoor Road opposite Ladbrokes, Superdrug, Moor Market and Morrisons close by.
- Ground and First Floors - 122 sq m (1,313 sq ft) Plus Attic.
- Rear vehicular access and parking area
- **FREEHOLD WITH VACANT POSSESSION**
- **PRICE - £145,000. NO VAT.**

TEL: **0115 986 3555**



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- J. It should NOT be assumed that the property has all necessary planning, building regulation or other consents.
- K. Where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers/tenants should, however, make their enquiries into such matters prior to purchase/letting.
- L. All prices, rentals and service charges are quoted exclusive of VAT and interested parties are asked to take independent advice.

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LOCATION

The premises are situated within the central shopping area of Kirkby in Ashfield fronting the pedestrianised Low Moor Road. The premises are adjacent to Ian's Butchers, Fresh Bakery and Morrisons around the corner with 3-hour free parking.

The property is opposite Ladbrokes, Superdrug, Boyes and Moor Market and Café.

DESCRIPTION

The premises comprise a mid-parade part two storey premises with attic and mainly single storey rear extension. The property is of brick elevations (part rendered) under a main pitched slate and tile clad roof and a rear single storey brick extension with mono-pitched tiled roof.

There are three electrically operated external shutters (not tested) to the frontage and recessed double door access to front and rear sales. To side small kitchen and services cupboard. Part air-conditioned premises (not tested) with suspended ceilings to sales. Rear fire escape door into yard area with manual shutter.

To first floor staircase access to store areas, canteen, staff WC and customer WC plus 2 rooms to front (with UPVC framed windows).

There is a fixed ladder type access and hatch to the two attic rooms that have sloping ceilings and part boarded for storage (no natural light). May suit additional conversion works subject to consents.

There is a fire alarm panel (not tested).

There is vehicular and pedestrian access off Diamond Avenue to the rear with space for parking.

ACCOMODATION

Ground Floor – 90 sq m (969 sq ft)
Inc. Kitchen

First Floor – 32 sq m (344 sq ft)
Staff WC, Customer WC

Attic - 22 sq m (237 sq ft)

Total NIA - 144 sq m (1,550 sq ft)

SERVICES

We are informed the premises have mains electricity and water (not gas) however interested parties should make their own enquiries with regard to the services. Neither New West Ltd nor the vendors offer any warranty in respect of the services.

TENURE

Freehold with vacant possession.

PRICE

£145,000

PLANNING

The premises were formerly an amusement arcade and premises for Cashino Gaming and fall under a sui generis use. However, as a Town Centre unit with a shop front could suit a range of retail, professional services, café or other commercial & residential mixed-use schemes subject to the appropriate Planning Consents.

There is no recent planning history.

Interested parties should speak to Ashfield District Council Planning Department, Council Offices, Urban Road, Kirkby in Ashfield, Nottinghamshire, NG17 8DA. Telephone: 01623 450000.

VAT

The vendors do not intend to charge VAT. However, the position regarding VAT is always reserved.

LEGAL FEES

The purchaser will be required to meet the vendors abortive legal costs but otherwise on a successful sale each party to bear their own legal costs.

BUSINESS RATES

Rateable Value (2023) - £9,900 RV
(amusement arcade and premises).

This is below the £12,000 threshold and potentially for qualifying occupiers this could be rates free occupied.

Neither New West Ltd nor the vendors give any warranty in respect of this and interested parties should check with the Valuation Office Agency or Local Rating Authority.

COMMERCIAL ENERGY PERFORMANCE CERTIFICATE

The premises are assessed as **C72** on an EPC expiring 1 January 2035. Full copies available upon request.

MONEY LAUNDERING POLICY

In accordance with Money Laundering Regulations, two forms of ID/Address and confirmation of the source of funding will be required from the successful purchaser.

VIEWING

Strictly by appointment through the sole agents:
New West, 17 The Triangle, NG2 Business Park, Nottingham, NG2 1AE. Telephone: 0115 986 3555

or Philip Westin-Hardy 07771 754384

PNW/3.25





Energy performance certificate (EPC)

32-40 Lowmoor Road
KIRKBY-IN-ASHFIELD
NG17 7BP

Energy rating

C

Valid until:

1 January 2035

Certificate number:

0098-9221-5385-0200-4114

Property type

Retail/Financial and Professional Services

Total floor area

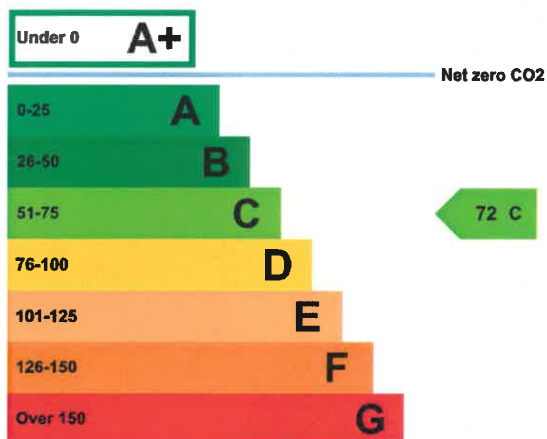
194 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

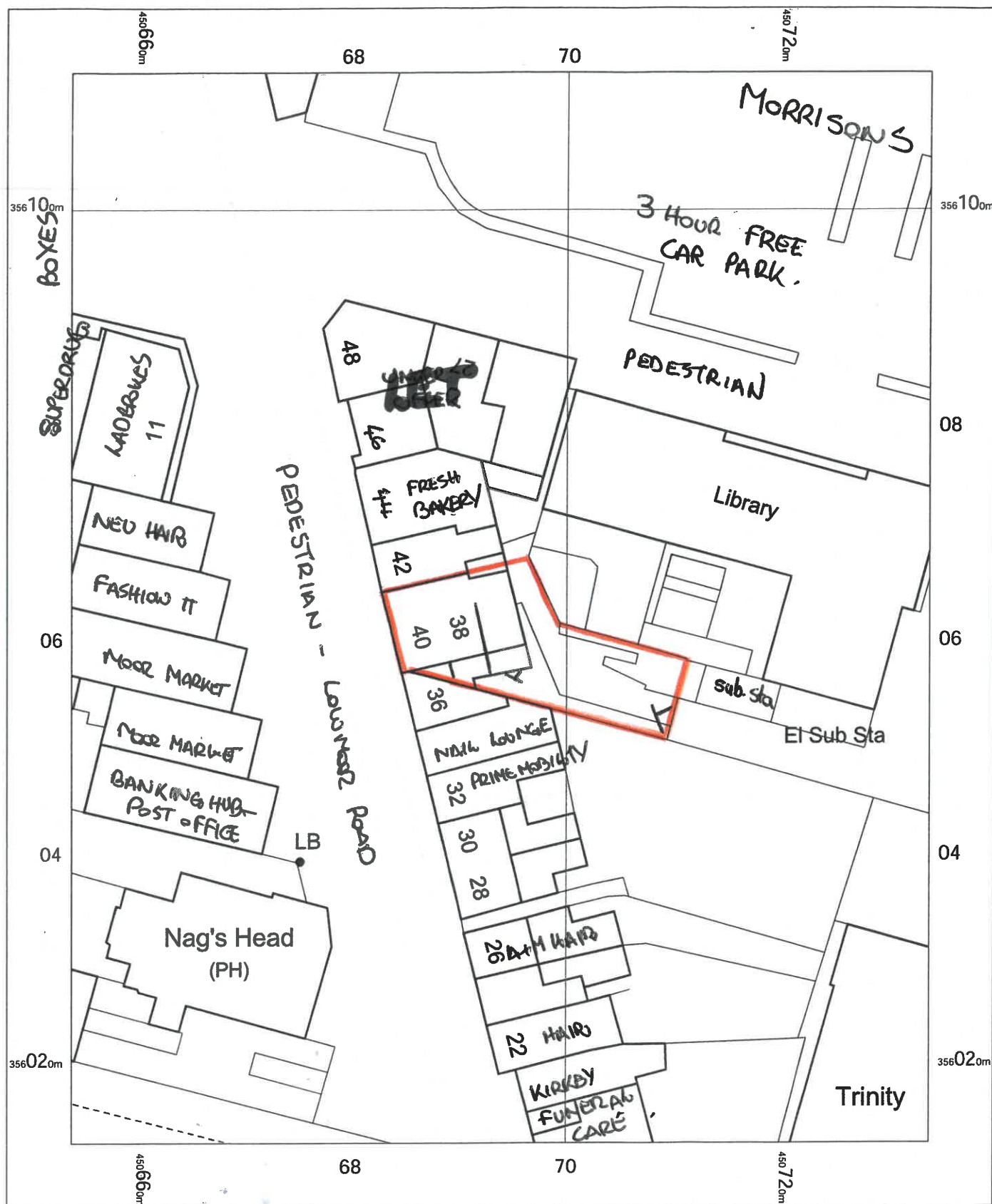
Properties similar to this one could have ratings:

If newly built

11 A

If typical of the existing stock

44 B



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Kirkby in Ashfield
NG17 7BP

OS MasterMap 1250/2500/10000 scale
Friday, September 6, 2024, ID: JEW-01183643
maps.johnnewright.com

1:500 scale print at A4, Centre: 450694 E, 356063 N

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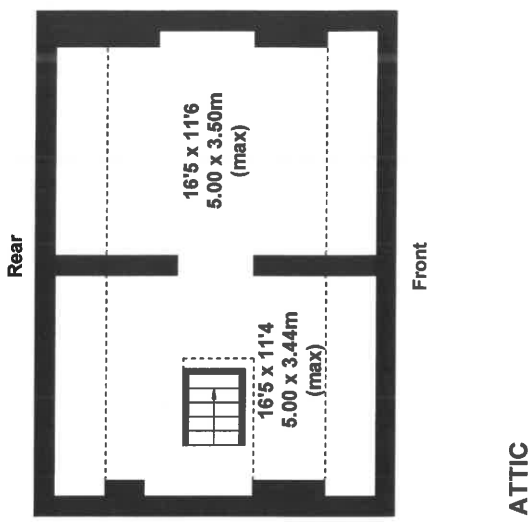
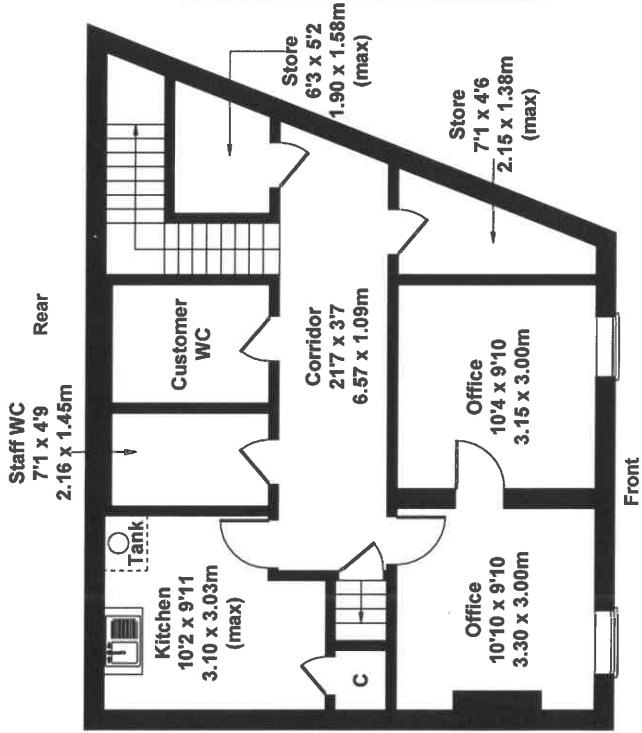
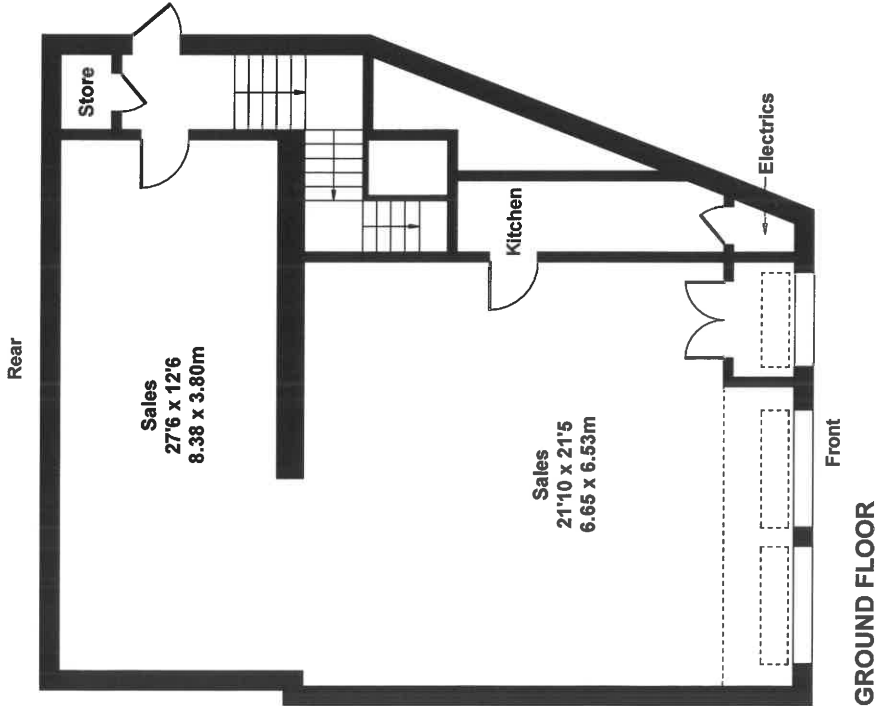


johnnewright

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38-40 Lowmoor Road Kirby In Ashfield NG17 7BP

Approximate Gross Internal Area
2217 sq ft - 206 sq m



Not to Scale. Produced by The Plan Portal 2024
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