

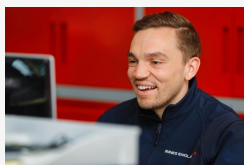


45-47 Carlton Road, Nottingham, Nottinghamshire NG3 2DN

Retail/Office/Storage

- ▶ **GIA: 5,355 sqft (497.52 sqm)**
- ▶ **Car Parking for 6-7 vehicles on site**
- ▶ **Within walking distance (7 minutes) of Nottingham City Centre**
- ▶ **Suitable for a variety of uses including residential, subject to the requisite consents**

For enquiries and viewings please contact:



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Location

The property fronts onto Carlton Road (B686), approximately 0.25 miles from Nottingham city centre. Carlton Road acts as a main access road between Gedling and the Eastern conurbations of Nottingham and Nottingham city centre, and as such the road has a high vehicle traffic of c.14,679 vehicles passing each day. The property also enjoys good access to public transport routes with a bus stop being directly outside of the subject property. Sneinton Market is also within a c.5 minute walk offering a variety of local, boutique amenities.

Description

The property comprises of two elements, the first being a two-storey block that fronts onto Carlton Road, which consists of brick block elevations beneath a pitched slate roof. Internally, this element is currently used as offices both on the ground and first floor and is predominantly open plan accommodation, the ground floor benefits from three large glass frontages facing onto Carlton Road, two of which are secured by roller shutter doors therefore lending the space to a retail/showroom use. The second element of the property consists of a single storey warehouse to the rear, comprising of steel portal frame construction beneath a metal sheet pitched roof, this element is currently used as a studio area/gym space. Both elements are interconnected and have access to a WC block attached to the warehouse. Externally, the property benefits from a forecourt area, providing parking for approximately 6-7 vehicles depending on size.

Accommodation

	Sq M	Sq Ft
Ground Floor	405.7	4,367
First Floor	91.9	989
Total	497.6	5,356

Measurements are quoted on a Gross Internal Area basis in accordance with the RICS Code of Measuring Practice, 6th Edition. All parties are advised to rely on their own measurements.

Planning

We understand the units benefit from the following use classes:

Use Class E (Commercial, Business and Services use) making the premises suitable for uses such as offices, clinics health centres and gyms. The property may be suitable for alternative uses such as residential, subject to planning.

Please note the property previously had planning permission for retail unit with 8 flats above (Ref: 16/00859/PFUL3).

(This information is given for guidance purposes only, and prospective parties are advised to make their own enquiries of the local authority).

Tenure

The property is held freehold and is available with vacant possession.

Business Rates

Available from the agents upon request.

Price

For Sale £395,000

VAT

VAT is applicable.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: C-74

Viewings

Viewings are by appointment with sole agents Innes England.

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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