

DEVELOPMENT OPPORTUNITY – 5 BUNGALOWS SAT ON A c.1.31 ACRE SITE

- 5 Bungalows currently utilised as offices
- Total floor area 11,003 sq ft (1,022 sqm)
- Set within a c.1.31-acre site
- Suitable for a variety of uses (subject to requisite consents)
- Prominently town centre location
- Freehold opportunity
- Offers invited on an unconditional basis
- **BEST BIDS BY 12PM 8TH DECEMBER 2026**



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Location

The property is situated in a prominent location with a dual frontage to both Urban Road and Portland Street. Urban Road is Kirkby in Ashfield's main thoroughfare and has an estimated daily vehicle traffic of 15,275. The immediate vicinity provides a mix of commercial and residential accommodation with the town centre retail and leisure amenities within easy walking distance alongside major public transport hubs such as Kirkby in Ashfield railway station and a number of public services including Ashfield District Council's Head Office and Kirkby Community Primary Care Centre.

Description

The property comprises a self-contained site of c.1.31 acres with a dedicated vehicular access off Portland Street.

The accommodation comprises five detached bungalows, currently utilised for a mix of office accommodation and clinical outpatient services. The buildings are of traditional brick wall and pitch tile roof construction each with their own tarmacked car parking areas, along with an adjacent landscaped area.

Internally, each bungalow provides primarily cellular rooms together with ancillary kitchens and WC facilities. The specification for the office suites generally consists of perimeter trunking, carpet flooring and CAT II lighting. Each bungalow has a gas central heating system, and benefit from their own utility supply.

EPC

The bungalows have individual EPC ratings of 'C', a copy of all the assessments are contained within the online information pack.

Accommodation

Measured on Gross Internal Area basis, in accordance with the RICS code of measuring practice 6th edition, the property provides the following accommodation:

Address	Sqm	Sqft
68 Portland Street	218.6	2,353
70 Portland Street	199.6	2,148
72 Portland Street	201.5	2,169
74 Portland Street	202.2	2,176
76 Portland Street	200.4	2,157
Total	1,022.3	11,003

Town and Country Planning

We understand the property benefits from Use Class E (Commercial, Business and Services uses) under the Town and Country Planning (Use Classes) Order 2020 as amended. (Application reference V/2009/0573).

The site has the potential for continued Class E use which includes offices, health centres, clinics, day nurseries and creches or has the potential for alternative uses and/or redevelopment subject to requisite consents. A planning report is included in the online information pack.

Tenure

The Freehold title of the property is available to purchase with vacant possession, a rear car park situated along the Northern boundary of the site, which is part of the title is excluded from the sale.

VAT

We understand that the property is not elected for VAT. Interested parties should make their own enquiries regarding their VAT position.

Business Rates

From information taken from the Valuation Office Agency (VOA) website, The property has a current rateable value of £56,000 (Offices & Premises)

Online Information Pack

An information pack including the following is available online:

- Floorplans and Elevation plans
- CAD plans
- EPCs
- Business Rate Assessment
- Title documents
- Internal & external photos
- Virtual 360 tour of one of the bungalows
- Planning report

Access to the information pack is password protected and available from the agents.

Offers

Offers are invited on an unconditional basis for the entire site. Guide price £950,000

Viewing

For further information and to arrange a viewing please contact the sole agents:

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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.

All enquiries



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(iv) all rentals and prices are quoted exclusive VAT.