

TO LET

**GROUND FLOOR
62 STATION STREET
KIRKBY-IN-ASHFIELD
NOTTINGHAM**



**GROUND FLOOR RETAIL UNIT
NIA: 555 SQ FT (51.5 SQ M)**

**£7,750 PER ANNUM EXCLUSIVE
SUITABLE FOR A VARIETY OF USES, SUBJECT TO PLANNING
DUE TO BE REFURBISHED BY LANDLORD
AVAILABLE IMMEDIATELY**

SAT NAV: NG17 7AP

Property Particulars

**Geo
Hallam &
Sons**

**0115 958 0301
www.geohallam.co.uk**



LOCATION

The subject premises are situated on the corner of Station Street and Morley Street in Kirkby-in-Ashfield town centre. Station Street is the prime thoroughfare through the town and is situated in close proximity from the prime pedestrianised retail pitch which boosts a mix of local and national retailers, including B&M, Superdrug and Boots.

Kirkby-in-Ashfield is a market town located approximately 12 miles north of Nottingham and 5 miles south of Mansfield. Junction 28 of the M1 motorway is approximately 4 miles west via the A38.

Kirkby-in-Ashfield benefits from good public transport links with a number of bus and railway services providing access to Nottingham and the surrounding areas.

DESCRIPTION

The premises comprise a ground floor retail unit with ancillary accommodation to the rear.

The premises are currently being redecorated by the Landlord and once complete will provide the following specification:

- Painted and plastered walls
- Carpeting throughout
- Suspended ceilings incorporating LED lighting
- Electric storage heaters

The retail unit is arranged to provide a main retail area to the front with an office, store room, kitchen and WC located to the rear. The property benefits from a main entrance located on the corner of Station Street and Morley Street, along with a separate access to the rear of the property off Morley Street.

ACCOMMODATION

From measurements taken on site the property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice, 6th Edition:

Description	M ²	Ft ²
Ground Floor Retail / Sales	29.35	316
Ground Floor Ancillary	22.11	238
Total	51.46	555

TERMS OF DISPOSAL

The premises are available by way of a new internal repairing and insuring lease for a term of years to be agreed.

QUOTING RENT

The premises are available at a rental of:
£7,750 per annum

BUSINESS RATES

From enquiries made of the VOA website we understand that the property is currently assessed as follows:

Local Authority: Ashfield District Council
Description: Shop & Premises
Rateable Value: £4,800

An incoming Tenant may benefit from small business rates relief, further information is available from the Local Authority.

SERVICE CHARGE

A service charge is payable in respect of the maintenance and upkeep of the structure of the building, further information is available from the Agent upon request.

PLANNING

From enquiries made of Ashfield District Council we understand that the property currently has the benefit of planning consent for use under Class E.

Interested parties are advised to make their own enquiries of Nottingham City Council in respect of their proposed use.

SERVICES

We understand that mains water and electricity are available and connected to the premises.

VAT

All rents are quoted exclusive of VAT, if applicable.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Asset Rating of E.

LEGAL COSTS

Each party will be responsible for their own legal costs involved in this transaction.

VIEWING

Strictly by appointment with the joint sole agents:

Geo Hallam and Sons

Contact: Giles Davis
Direct Tel: 0115 958 0301
Email: giles@geohallam.co.uk

June 2023

Geo
Hallam &
Sons

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Chartered Surveyors

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