

FOR SALE

**INDUSTRIAL PREMISES
HOLME STREET
COLWICK**



DETACHED WORKSHOP

GIA: 1,456 SQ FT (135.3 SQ M)

**RARE FREEHOLD OPPORTUNITY
BEING SOLD WITH VACANT POSSESSION
PREVIOUSLY USED AS A VEHICLE REPAIR WORKSHOP
4.5M CLEAR WORKING HEIGHT
GENEROUS 30M YARD TO HOLME STREET
POPULAR INDUSTRIAL LOCATION
GOOD ACCESS TO WEST BRIDGFORD & NOTTINGHAM CITY CENTRE**

SAT NAV: NG2 3HB

Property Particulars

**Geo
Hallam &
Sons**

0115 958 0301
www.geohallam.co.uk

LOCATION

Holme Street forms part of the Meadow Lane Industrial Estate, a short distance to the east of Nottingham City Centre accessed off Meadow Lane (A6011) which provides access to London Road to the City Centre, the south of the river and Colwick to the east.

Meadow Lane Industrial Estate is a well-established commercial area of Nottingham City Centre.

Nearby occupiers include; Screwfix, Topps Tiles, Enterprise Car & Van Hire, Edmunson Electrical and Aldi.

DESCRIPTION

The property comprises a detached industrial / warehouse building accessed off Holme Street.

The property is of brick and blockwork construction with brickwork elevations beneath an asbestos clad roof.

The property benefits from the following specification:

- Solid concrete floor
- 3.65(W) x 3.65(H) manually operated roller shutter door to front and rear elevations
- Fluorescent strip lighting
- Three-phase electricity
- Ground floor WC
- Mezzanine office

To the front of the property is a 30m deep yard providing parking for circa 20 vehicles. A separate yard is located to the rear providing additional storage.

The total site area is circa 0.172 acres. An indicative site plan is located overleaf.

ACCOMMODATION

Measured on a Gross Internal Area basis, we calculate the floor areas to be:

Description	sq m	sq ft
Ground Floor	120.5	1,297
Mezzanine	14.8	159
Total	135.3	1,456

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 carry out their own measurements.

TENURE

The property is available on a Freehold basis with vacant possession.

GUIDE PRICE

Offers are invited in the region of:

£250,000

BUSINESS RATES

The property is currently assessed as follows:

Description: Workshop & Premises
Rateable Value: £7,100

NB: The Rateable Value is due to increase to £9,300 RV from 1 April 2026.

The Rateable Value currently falls within the threshold for small business rates relief. Interested parties are advised to make their own enquiries of Nottingham City Councils Non-Domestic Rates Department in this regard.

PLANNING

The property has been used as a vehicle repair workshop for a number of years which we understand will fall within Class B2 (General Industrial).

Interested parties are advised to make their own enquiries of Nottingham City Council's Planning Department regarding their proposed use.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of **C(74)**.

VAT

All sums are quoted exclusive of VAT, if applicable.

ANTI MONEY LAUNDERING POLICY

In accordance with Anti-Money Laundering Regulations two forms of I.D. and confirmation of the source of funding will be required from the successful purchaser.

LEGAL COSTS

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

VIEWING

By appointment with the sole Marketing Agents:

Geo. Hallam & Sons:

Contact: Giles Davis
Email: giles@geohallam.co.uk
Direct Tel: 07702 516 860

February 2026

Geo

Hallam &
Sons

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MISREPRESENTATION ACT: Geo Hallam & Sons for themselves and for the Vendors or lessors of this property whose agents they are give notice that: 1) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of, an offer or contract. 2) All descriptions, dimensions, references to conditions and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to correctness of each of them. 3) No person in the employment of Geo Hallam & Sons has any authority to give any representation or warranty whatsoever in relation to this property.

