



Belgrave Garage, **Sutton-in-Ashfield, NG17 3BB**

**FOR SALE** Upon instructions of the Joint Fixed Charge Receivers

**FREEHOLD COMMERCIAL INVESTMENT**

## CONTACTS

**James Ashworth/Colman Bernard**

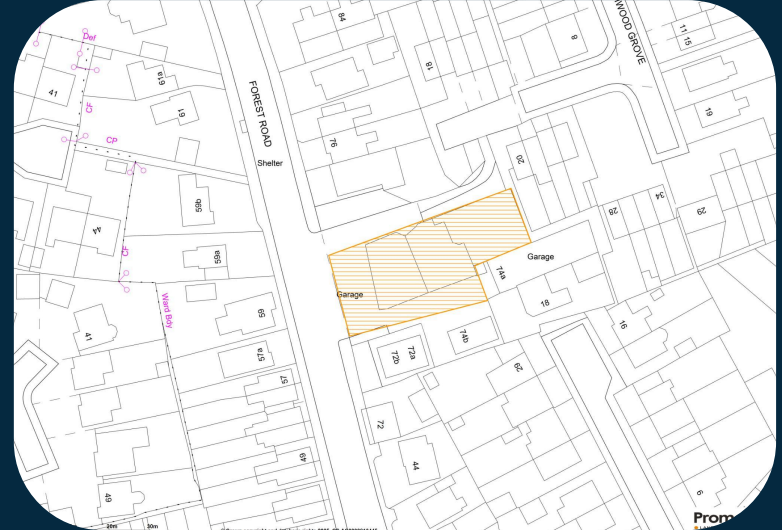
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## KEY CONSIDERATIONS

- Located in a market town in Ashfield District of Nottinghamshire.
- 1 mile from town centre of Sutton-In-Ashfield
- Accommodation approximately 416.35 sq.m (4,481 sq. ft)
- Site area 0.28 acre
- Freehold
- Offers invited around £250,000



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## LOCATION

Belgrave Garage is located within Sutton in Ashfield. A market town in the Ashfield district of Nottinghamshire, positioned around 4 miles to the west of Mansfield and 12 miles north of Nottingham.

The subject is positioned on Forest Road. Which is a main road and bus route with a number of different commercial occupiers including public houses, takeaways and local shops alongside housing within the vicinity. The town centre of Sutton-In-Ashfield is located approximately 1 mile away from the subject and Sutton Parkway train station is located just outside of the town centre.

## DESCRIPTION

Belgrave Garage provides a former car showroom and an auto repair centre that operated from two buildings positioned on a 0.28 acre site. The car showroom operated from the unit at the front of the site. This building is of single storey brick construction with rendered and painted elevations, incorporating timber framed display windows and a timber framed sliding door to the front, all set beneath a flat felt roof.

Internally it provides a reception, office, WC, main showroom area and a small car repair area. In terms of flooring, mostly concrete with painted brick walls and fluorescent strip lights.

The rear building has a steel portal frame and brick elevations, set beneath a pitched asbestos roof incorporating translucent roof panels. There is a small office to the front of this unit of brick construction with a flat felt roof. Internally, the accommodation provides a main warehouse area with concrete flooring and painted brick walls.

## ACCOMMODATION

The property has the following gross internal area:

Car showroom	177.62 sq. m	(1,912 sq. ft)
Car repair centre	238.72 sq. m	(2,569 sq. ft)

## TENURE

The property is held freehold on Title NT355056



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## EPC

Energy Asset Rating is TBC.



## VAT

All figures quoted are exclusive of VAT.

## PRICE

Offers around £250,000

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWINGS

Strictly by appointment.

## CONTACT US TO ENQUIRE



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