6 ANNESLEY ROAD
HUCKNALL
NOTTINGHAM
NG15 7AB

FOR SALE - £60,000

- **Retail space approximately 287 sq ft (26.7 sq m)**
- **Subject to refurbishment**
- **Extremely prominent and busy street frontage**
- **Thriving town on outskirts of Nottingham**
- **Large local catchment area with excellent surrounding retail users.**
- **Busy footfall and passing traffic**

LOCATION

Hucknall is a thriving town lying immediately to the north-west of the City of Nottingham and close to Junction 26 of the M1 Motorway.

The shop lies in a busy extensive retail parade close to the junction of High Street. The property is immediately adjoining the zebra crossing. There is much pedestrian footfall as well as vehicular traffic passing the unit.

DESCRIPTION

This is a lock-up shop unit consisting of ground floor retail space with a rear area for a kitchen and w.c..

ACCOMMODATION

Ground Floor

Sales shop :

Sales area	215 sq ft
Bay window	30 sq ft
Rear Store	42 sq ft

CONDITION

The property requires general refurbishment.

Property Misdescriptions Act 1991

Whilst we make all reasonable efforts to ensure that these particulars are reliable, the accuracy of any statement contained herein is not guaranteed, nor do such statements form any contract or constitute any warranty. Unless specified to the contrary interested parties should note that:

1. All dimensions, distances, floor areas are approximate and for guidance purposes only. Plans supplied or referred to are for identification purposes only
2. We have not tested nor do we test any heating systems, appliances, apparatus, equipment, fixtures or fittings or services and no warranty is given as to their serviceability, condition or availability.
3. Any information supplied on planning matters, rating assessments, tenure or tenancies has been obtained by verbal enquiry only and has not been checked. Any interested parties are advised to consult their own solicitor and/or the local authority for verification before entering into any commitment.

These particulars are issued on the distinct understanding that all negotiations are to take place through Chartex. The property is offered subject to formal contract and it still being available at the time of enquiry and no responsibility can be accepted for any loss or expense incurred in viewing.

Chartex (for themselves and for the vendor/assignor/lessor of this property whose agents they are) give notice that:

RATING

The Rateable Value of this property is £1650.00

SERVICES

We understand that all mains services are available or connected.

TERMS

The premises are available for sale at £60,000 for the freehold interest. The property is currently vacant.

PLANNING

The premises currently have a planning consent for A1 Retail use, but we understand that uses relating to Use Class A2 (Professional and Financial Services) and A3 (Hot Food) could well be acceptable to the Planning Authority.

VIEWING

Strictly by prior arrangement with the sole agents, Jones & Company.

Subject to Contract

23.06.09

- These particulars do not constitute nor form any part of an offer or contract
- All statements contained herein as to this property are made without responsibility on the part of Messrs Chartex or the vendor/assignor/lessor
- None of the statements contained herein as to this property are to be relied upon as statements or representations of fact
- Any intending party is to satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained herein

The vendor/assignor/lessor does not make nor give neither Messrs Chartdex persons in their employment any authority to make or give representation or warrant whatsoever in relation to this property.