



**FREEHOLD GROUND FLOOR
RETAIL PREMISES**

Price £190,000

Description

A unique chance to purchase a let and income producing ground floor retail unit situated in a prominent position on Hucknall High Street.

The premises are currently leased to an estate agent's 'Hart' at a rental figure of £15,250 per annum plus VAT. The tenant has been in situ since 2006 and have just recently signed a 5 year lease renewal offering an ideal investment opportunity being let on an FRI lease and providing a strong covenant.

The property itself is available to purchase freehold, excluding the upper floor apartments which are to be sold off on long leases.

Costs

Unless expressly stated all parties will be responsible for their own legal costs in connection with this transaction.

Tenure

Freehold subject to two new 999 year leases of the two upper floor flats at peppercorn ground rents which are to be sold off.

Planning

Interested parties are advised to make their own enquiries to the local planning authority in respect of planning proposals if any change of use is envisaged.

Rates

Rateable Value: £15,000.

Uniform Business Rate for 2018/19: £0.480.

Small business rate relief may be available to some occupiers. Further enquiries should be directed to the local council.

Services

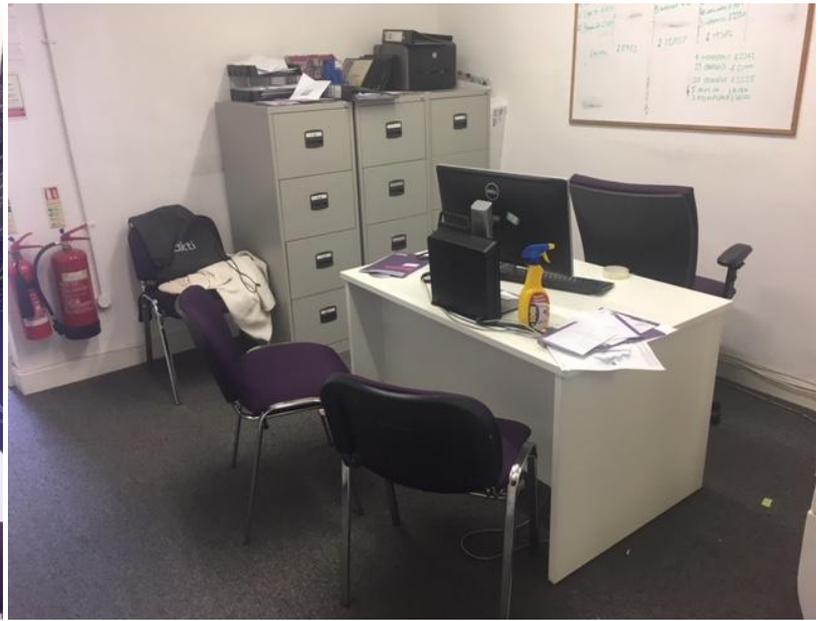
All mains services are connected to the property.

VAT

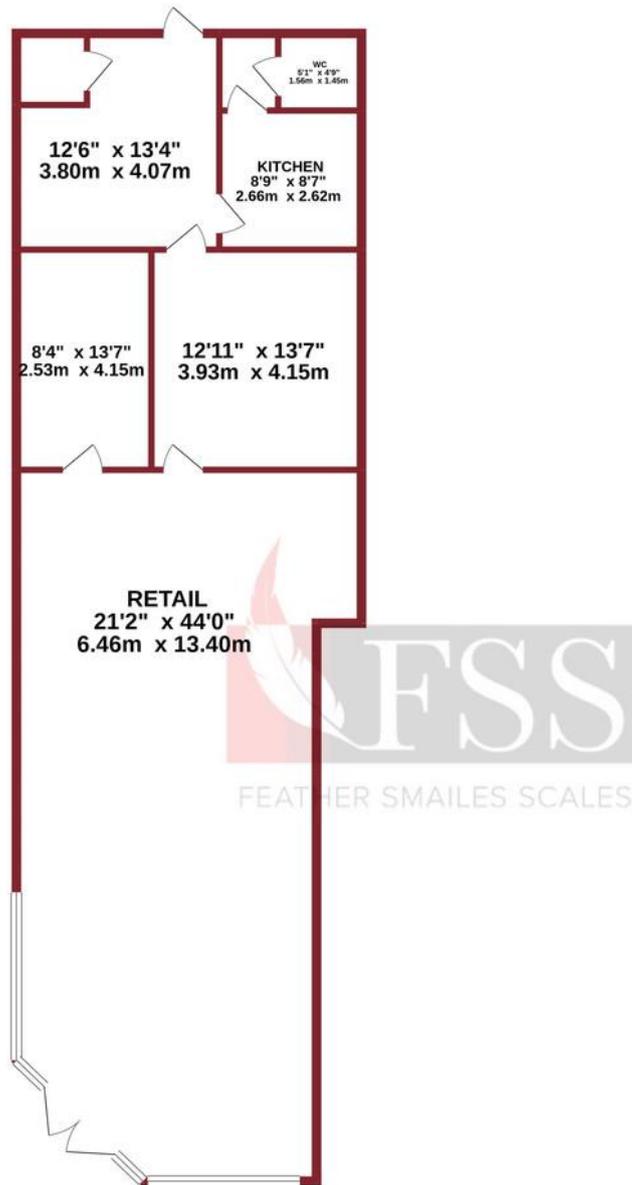
All figures quoted are deemed exclusive of VAT where applicable.

Viewing

If you would like to view this property, please contact FSS on 01423 501211 and we will be pleased to make an appointment.



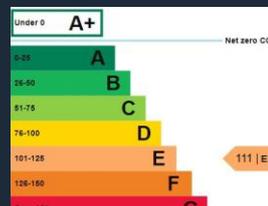
GROUND FLOOR
1379 sq.ft. (128.2 sq.m.) approx.



TOTAL FLOOR AREA : 1379 sq.ft. (128.2 sq.m.) approx.
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