

GROUND LEASE FOR SALE Workshop/Depot

Former Europcar Premises, Mabel Street
Nottingham, NG2 3ED

Key information

- ❑ Central location close to Nottingham City Station
- ❑ Large secure yard
- ❑ Office and building with potential for other uses subject to the necessary consents

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Location

The property is located at the junction of Mabel Street and Meadows Way just to the south of Nottingham City Centre.

The site is approximately 400m from Nottingham Railway Station and close to the A60 London Road.

Nottingham is a major UK City with a population of 323,632 (2021 Census) with excellent transport links including easy access to the M1 Motorway.

Description

The property consists of a secure corner site providing office and workshop facilities.

An external tarmacked yard has a single point of access from Mabel Street.

The site provides a 2 storey flat roofed brick built office building. This provides a ground floor reception and office area with additional office and kitchen at first floor level.

Alongside the office is a separate flat roofed workshop building, which was used for vehicle preparation and storage. Internally there are 2 valeting bays along with staff area and an office.

Externally there are 2 separate external storage buildings

Energy Performance Rating

Energy Performance Asset Rating – TBC

Terms & Tenure

The property is held on a ground lease expiring in March 2078 at a current passing rent of £12,900 per annum.

Premium offers are invited for our client's valuable interest.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Rating

The property is currently assessed as a Vehicle Repair Workshop and Premises. We are advised that the Rateable Value for the property is £30,000.

The UBR for 2024/25 is 49.9p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

Viewing

Strictly via the sole letting agent only.

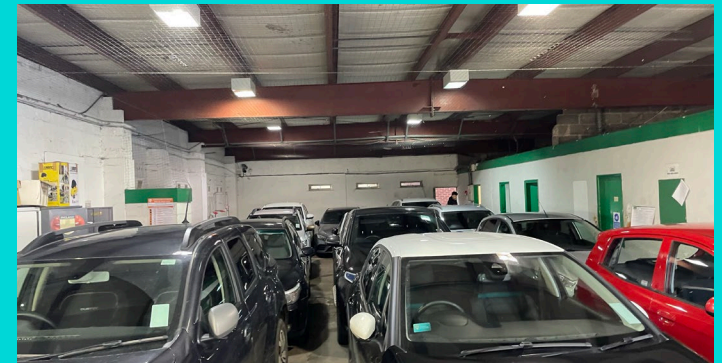


Accommodation

The property comprises the following approximate floor areas:-

	Sq m	Sq ft
Ground Floor Offices	117.88	1,261
First Floor Offices	91.50	985
Workshop	469.22	5,051
External Stores	37.00	398
Total	711.60	7,695
	Hectare	Acre
Total Site Area	0.21	0.52

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



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