

LOT

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65 Church Street, Sutton-in-Ashfield, Nottinghamshire NG17 1FE

Guide price\* £100,000+



**Former office premises, semi detached, over two storeys and set in an enclosed secure site with car parking for around 10 vehicles**

**Location**

The unit is located within easy reach of Sutton in Ashfield town centre with all its variety of shops, amenities and facilities. There are strong road and bus links and easy access to the A38 and then the M1 motorway network. Sutton in Ashfield is a large market town, around four miles from Mansfield and fifteen miles from Nottingham.

**Description**

A semi detached, two story building set in an enclosed secure site with car parking. The building is now vacant but has previously been used as offices. The property is in average condition and would benefit a scheme of improvement and refurbishment to some areas.

In total there is around 2400 square feet of premises, with a variety of offices, stores, reception areas, kitchen and WCs. Viewing is suggested to all interested parties to see the size and layout of the building.

**Accommodation**

**Ground Floor** Reception area with storage, central staircase, store room, inner lobby, modern fitted staff kitchen, open plan office space, rear entrance door from car park, disabled WC, office and access to rear stairs.

**First Floor** Landing, front office, side office, WCs, rear office, large open plan rear office, back office and storeroom.

**Outside** Secure and enclosed

grounds and areas for off road parking (around 10 cars).

**Tenure**

TBC

**EPC**

Energy Efficiency Rating TBC

**Auction Valuer**

Lucy Crapper ANAVA

**Note**

We have been informed of the presence of Japanese Knotweed to the site. We understand this is currently undergoing ongoing treatment until it is eradicated. Plans shown are for information only and are not to scale.



**Viewing**

Strictly by appointment with joint agent Blundells Auctions 0114 254 1185