

# MUSSON LIGGINS

EDWINSTOWE

**1-3 WEST LANE**


OFFERS OVER

**£300,000**

275.13 sq m (2959 sq ft)

**FOR SALE**

Two Storey  
Mixed Use Building

 1-3 West Lane,  
Edwinstowe,  
NG21 9QT

 0115 941 5241

 [Jack@mussonliggins.co.uk](mailto:Jack@mussonliggins.co.uk)

 [mussonliggins.co.uk](http://mussonliggins.co.uk)



## GENERAL DESCRIPTION

The subject property comprises a two-storey mixed-use building with three ground-floor retail units and a self-contained rear apartment, benefiting from allocated parking.

### FEATURES

- ▶ MIXED-USE PROPERTY WITH BOTH RETAIL & RESIDENTIAL ELEMENTS
- ▶ PARKING
- ▶ PROMINENT POSITION IN EDWINSTOWE VILLAGE

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Edwinstowe,  
NG21 9QT



## LOCATION

The subject property is situated on West Lane in the village of Edwinstowe, just off the main High Street. Edwinstowe is well-connected via the A6075 (Ollerton Road), which runs east to west just north of the property. The A614 is located approximately 2 miles east, providing access to the A1 approximately 10 miles north. To the west, the A6075 links with Mansfield Woodhouse, which is around 7 miles away, while Nottingham City is located approximately 20 miles to the south.

Edwinstowe is a large village and civil parish in the heart of Sherwood Forest, known for its historical associations with the Robin Hood and Maid Marian legends.

## DESCRIPTION

The subject property comprises a substantial two-storey mixed-use building located just off Edwinstowe High Street. The ground floor consists of three retail units, while a self-contained residential apartment is situated to the rear.

The property presents an excellent investment opportunity with significant potential for future enhancement. The first floor remains underutilised, offering the possibility of conversion to additional residential or commercial space, subject to the necessary consents.

The site benefits from allocated parking, a key advantage given the limited parking available along the main High Street. The property is well-positioned to serve the growing local community, with over 800 new homes in the immediate area and the rapid expansion of new residential developments including the nearby Thoresby Vale scheme.

Edwinstowe is an increasingly popular area, with a thriving High Street featuring a variety of independent retailers, cafés, and services. The area enjoys strong footfall, driven by both the local community and visitors to Sherwood Forest.

1-3 West Lane	M <sup>2</sup>	Ft <sup>2</sup>
Flat	48.48	521
Butchers (1 West Ln)	129.95	1398
2-3 West Ln	96.7	1040





## BUSINESS RATES

Budget figures are available from the Agents.

For further information on Rates Payable and Small Business Rates Relief contact Amber Valley Borough Council

## PLANNING

We understand that the property has Planning Consent for its existing use.

For further information, please contact Newark and Sherwood District Council.

## EPC (ENERGY PERFORMANCE CERTIFICATES)

A copy of the existing building's Energy Performance Certificate can be obtained from the Agents

## TENURE/INCOME

The property is tenanted and currently producing an income of £17,044 per annum.

A full schedule of tenancy is available upon request

## TERMS

The premises are available For Sale on a Freehold basis.

## PRICE

**£300,000**

**(Three Hundred Thousand Pounds)**

## SERVICES

We understand that mains electricity, water and drainage are connected to the premises.

However, we recommend that interested parties contact the relevant service providers to confirm this.

## VAT

Prices are quoted exclusive of Value Added Tax (VAT).

## LEGAL COSTS

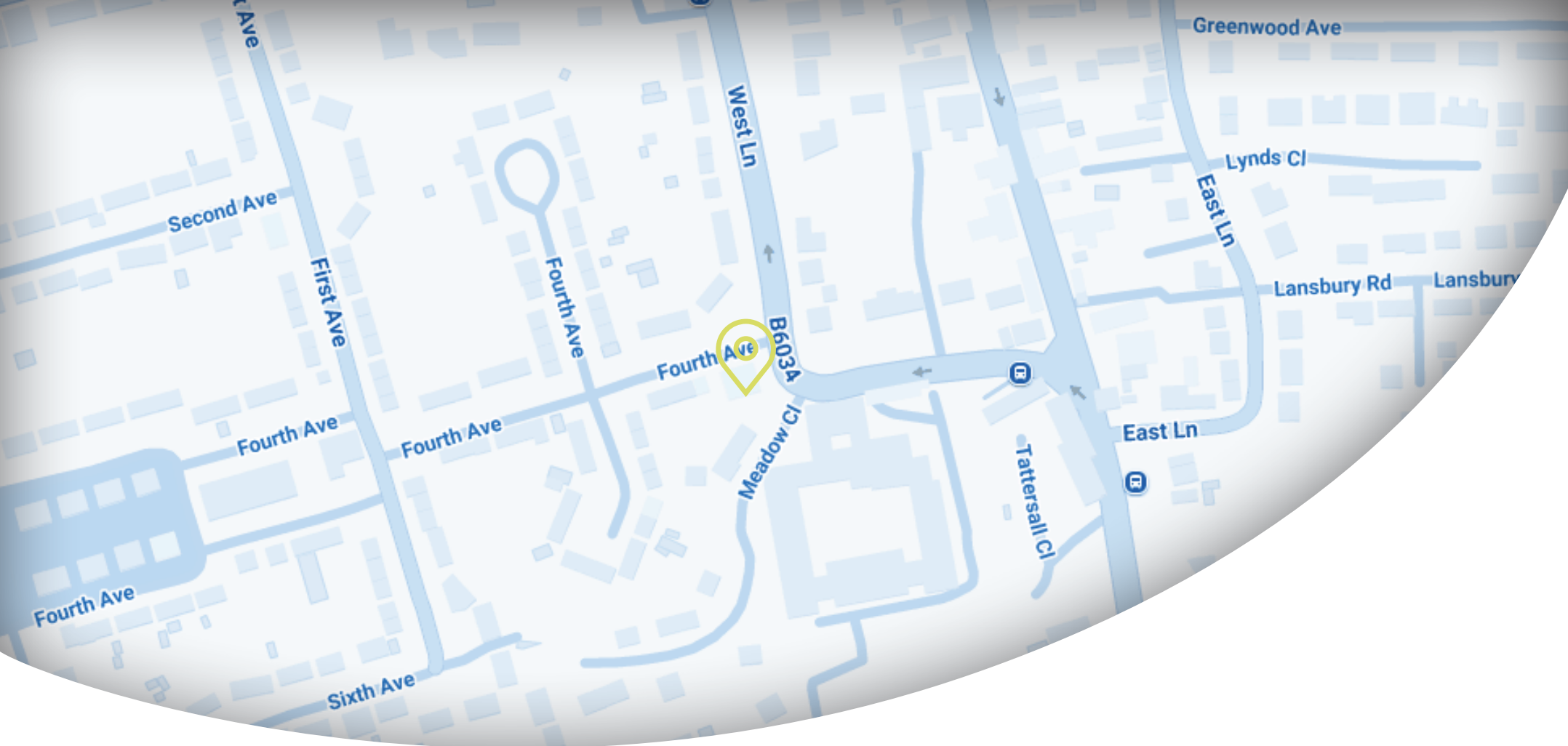
Each party will be responsible for their own legal costs incurred in this transaction.

## VIEWING

Strictly by prior appointment with the Sole Agents Musson Liggins Ltd.

## CONTACT

Jack Farrell BSc (Hons) MRICS  
[Jack@mussonliggins.co.uk](mailto:Jack@mussonliggins.co.uk)



## MISREPRESENTATION

While every effort has been made to ensure that these particulars provide a true and fair summary of the development, they are not designed to create any legal relationships or actionable representations. You are expected to inspect and investigate with your legal advisors to satisfy yourself that the terms of any formal legal contract regulate any legal relationship that may arise in relation to this development. To the extent that this literature is found to give rise to any claim in law against any person or company in relation to the development that liability is excluded to the extent permitted by law from time to time.

# MUSSON LIGGINS



Brigade House 5, Albion Street,  
Beeston, Nottingham NG9 2PA



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Property services we offer include; Sales and Lettings of Commercial and Investment Properties, Acquisition and Property Investment Advice, Red Book Valuations, Rent Reviews, Lease Renewals, Landlord and Tenant Advice.

If you would like to discuss any property related matter, do not hesitate to contact our friendly and professional team.



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