

MUSSON LIGGINS

NOTTINGHAM CASTLE CAVENDISH WORKS

OFFERS OVER £1,500,000

1,534.04 sq m (16,509 sq ft)

Income Producing
Investment

 Castle Cavendish Works, Dorking
Road, Nottingham, NG7 5PN

 0115 941 5241

 Jack@mussonliggins.co.uk

 mussonliggins.co.uk



FEATURES

- ▶ INCOME PRODUCING INVESTMENT
- ▶ ESTABLISHED BUSINESS CENTRE
- ▶ ASSET MANAGEMENT POTENTIAL

GENERAL DESCRIPTION

The premises comprise of a high quality, established income producing business centre with a current annual income of £162,756 and a potential total income of in excess of £200,000 within a good quality, well located building.



Castle Cavendish Works,
Dorking Road,
Nottingham,
NG7 5PN



LOCATION

The subject building is situated with its principal frontage to Dorking Road, which is part of the Freehold Interest and which is a cul de sac providing delineated car parking spaces. Dorking Road is off Norton Street, a short distance from Radford Boulevard, the A6130 to the east and from Alfreton Road, the A610 to the west.

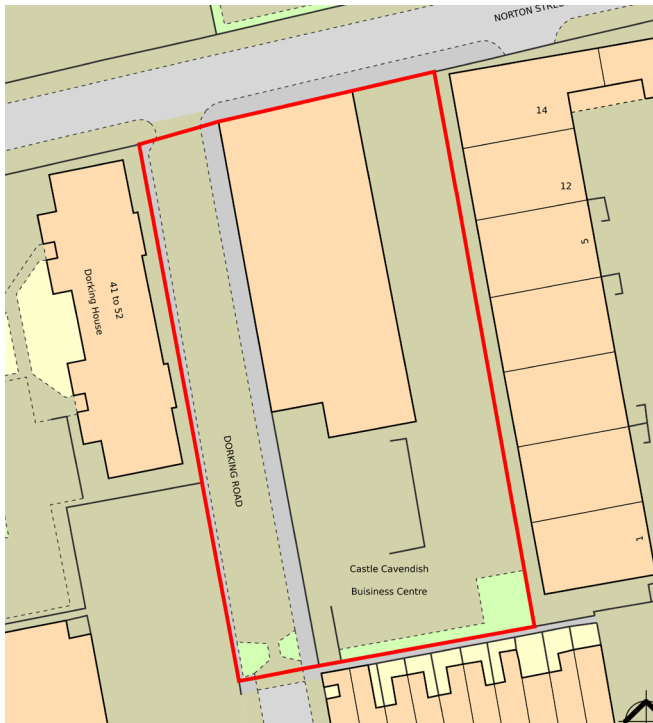
The location is close to more modern developments including the Castle Retail Park a short distance to the east and industrial estates around Hartley Road, Bentinck Road and Alfreton Road.

The location is in close proximity to the Nottingham Outer Ring Road system, the A6514, and the A610 Alfreton Road provides a direct connection to junction 26 of the M1 Motorway at Nuthall approximately 3 miles distant to the north.

DESCRIPTION

Castle Cavendish Works comprises of a refurbished Victorian former industrial property, constructed in 1898 and being substantially refurbished in 2006 and currently provides an operational business centre with serviced office areas developed for occupancy by small and medium sized business.

The design and style of the property as an original factory as such that has been able to be converted floor by floor to provide reception, offices, service and amenity areas with appropriate on site car park.



Accommodation	Sq M	Sq Ft
Ground Floor	600.46	6,462
First Floor	584.45	6,290
Second Floor	349.13	3,757
Total	1,534.04	16,509



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GROUND FLOOR



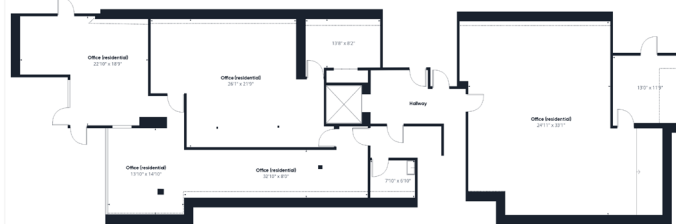
Office & Reception

FIRST FLOOR



Floor 1

SECOND FLOOR



Floor 2

BUSINESS RATES

Budget figures are available from the Agents.

For further information on Rates Payable and Small Business Rates Relief contact North West Leicestershire District Council.

PLANNING

We understand that the premises are currently utilised as a business centre and may be suitable for alternative uses/redevelopment, subject to planning.

TERMS

The premises are available to purchase as an income producing investment.

PRICE

Unconditional offers are invited for the Freehold interest in excess of **£1,500,000 (One Million Five Hundred Thousand Pounds)**

EXISTING TENANCIES

The premises comprise of a high quality, income producing established business centre with a current annual income of £162,756 and the potential to increase to in excess of £200,000 when fully let.

A full breakdown of the Tenancies are available from the Agent.

EPC (ENERGY PERFORMANCE CERTIFICATES)

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

SERVICES

We understand that mains electricity, gas, 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.

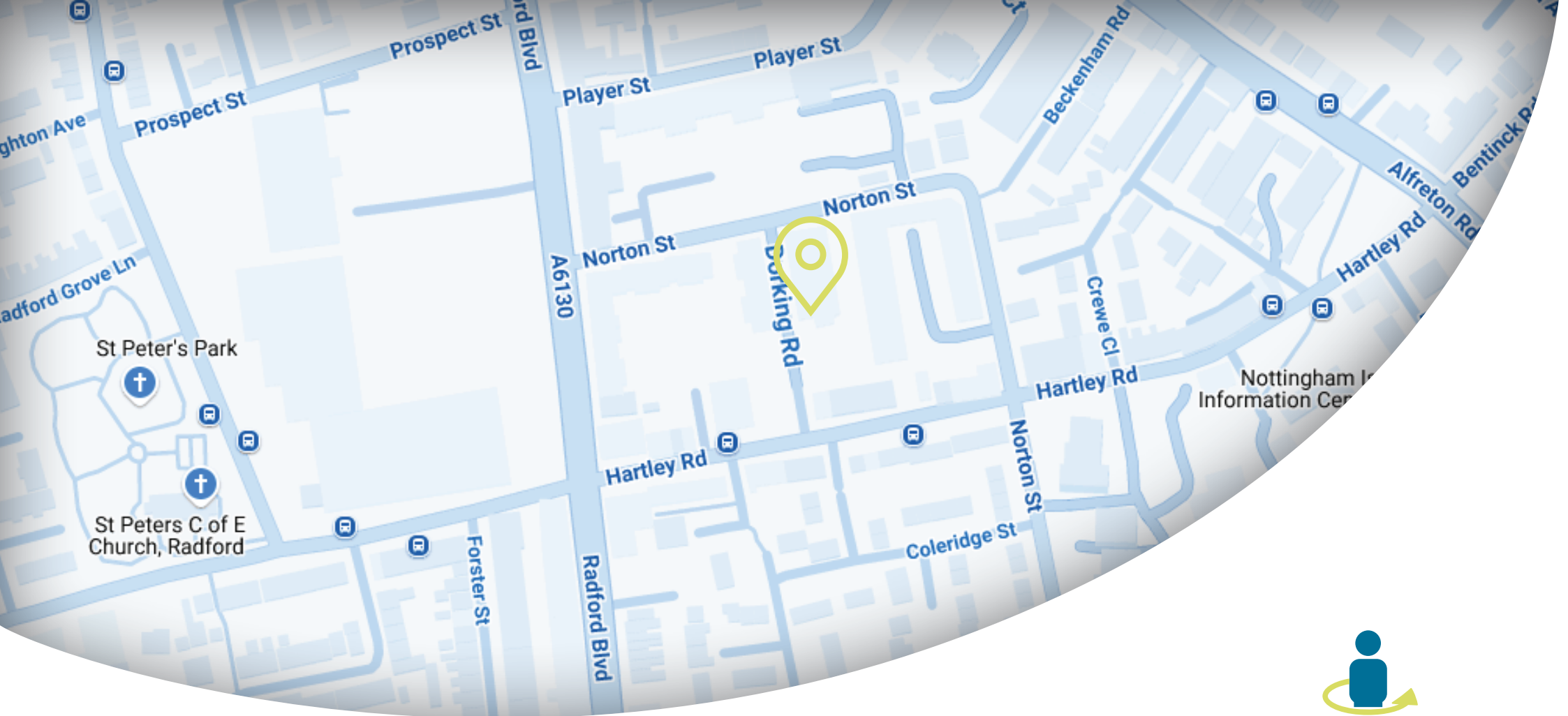
VIEWING

Please note that this is a confidential disposal and any viewings are strictly by prior appointment only with the Sole Agents Musson Liggins Ltd.

CONTACT

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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



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At Musson Liggins we aim to deliver a personal and professional service you can trust, with clear, practical advice and guidance.

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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DIRECTOR

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