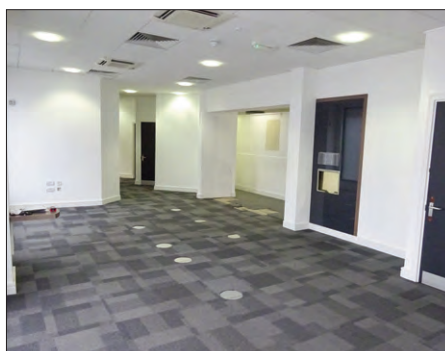


14 Low Street, Sutton in Ashfield NG17 1DG



Former Yorkshire Bank

Prominent corner position on high footfall pedestrian street
Totalling 372.25m² (4,006 sq ft) ground and first floor space

Location:

14 Low Street is in the Market Town of Sutton In Ashfield with a population of 42,000 situated approximately 14 miles of Nottingham and 3 miles to the South West of Mansfield.



Situation:

The property occupies a prominent corner position on the pedestrianised Low Street at the junction of High Street. The property is opposite Idlewells Shopping Centre with occupiers including Card Factory, Argos and Select and has a multi level car park for 580 car spaces. Occupiers on Low Street include Franks Carpets, Andrews News and D N Furnishings.



Accommodation:

The property comprises of a modern two-storey building with double glazed windows (to part). The ground floor has an extensive sales area with partitioned areas and a rear storeroom totalling 226.25 m² (2,434 ft²).

The first floor comprises of a meeting room, staff room, Male and Female WCs, plant room, stationery and cleaning cupboard totalling 149 m² (1,572 ft²).

The property benefits from:

- Ventilation system
- Air conditioning (partial)
- Gas fired heating
- First floor meeting room
- WC facilities
- First floor kitchen
- Double Glazing (partial)
- Carpeted throughout
- Potential for self-contained first floor
- Pay & Display car park at the end of Low Street



Accommodation:

Ground Floor

Banking hall	126 m ²	(1,356 ft ²)
Clerical Areas	85.5 m ²	(920 ft ²)
Strong Room	14.75 m ²	(158 ft ²)
Total:	226.25 m²	(2,434 ft²)

First floor

Meeting Room	42.40 m ²	(457 ft ²)
Archive Room	39.96 m ²	(398 ft ²)
Staff Room	51.64 m ²	(556 ft ²)
Stationary/ Cleaning	15.00 m ²	(161 ft ²)
Gents WCs		
Ladies WCs		
Total:	375.25 m²	(4,006 ft²)

Tenure:

The premises are available freehold with vacant possession or alternatively by way of a new Full Repairing and Insuring Lease subject to 5 yearly upward only rent reviews on terms to be agreed.

Sale Price:

£375,000

Rental:

£27,500 per annum

Rates:

VOA advise the premises are assessed for business rates as follows:

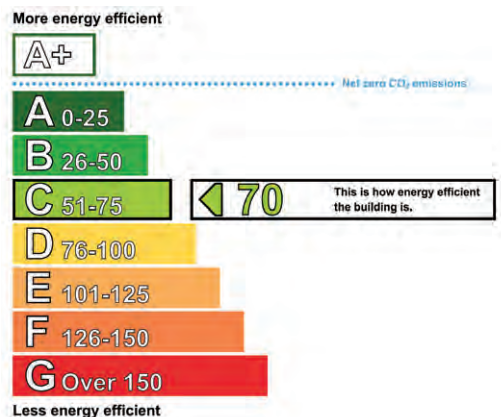
Rateable Value £36,750

Planning:

The property currently has A2 use (financial services). Interested parties wishing to have change of use must consult Ashfield District Council Planning Department 01623 450 000.

EPC:

Assessment Rating C (70)

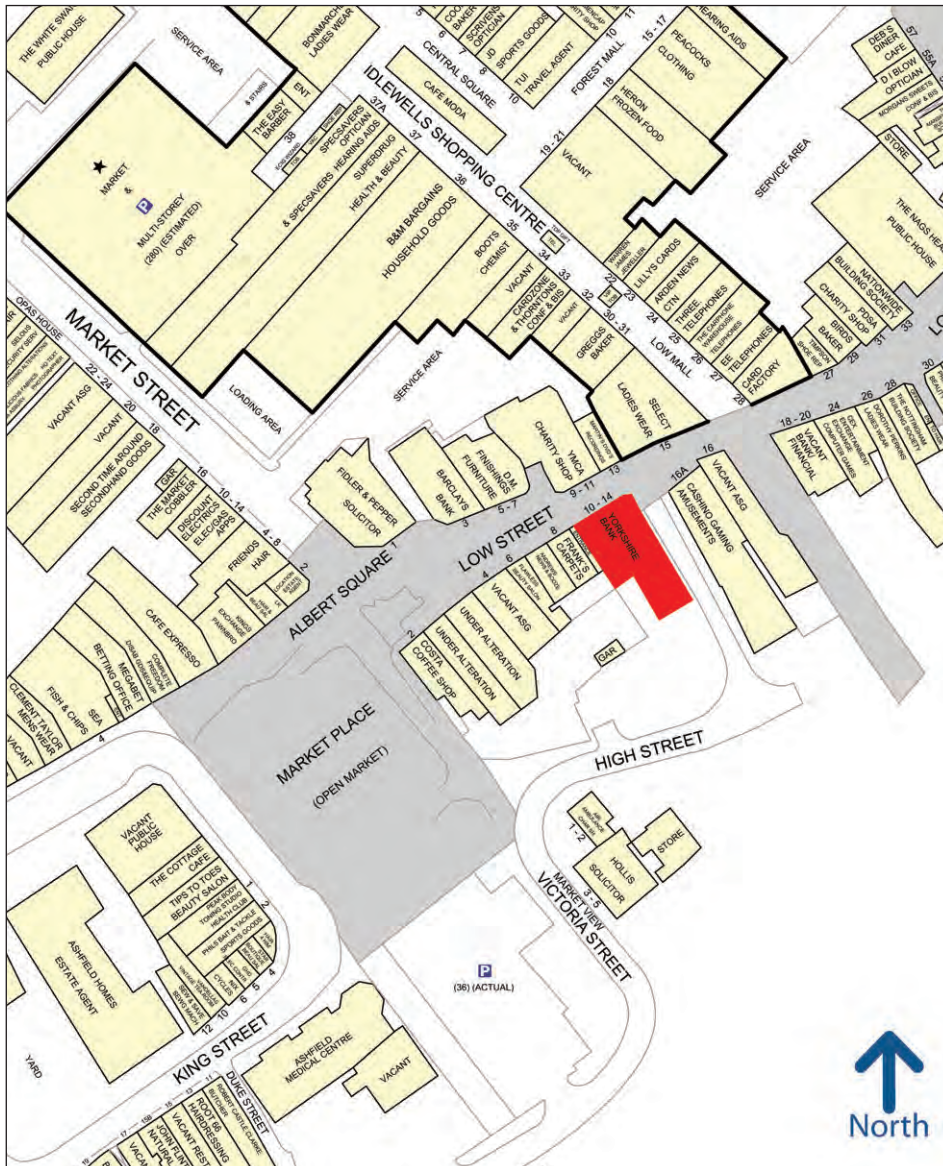


Legal Costs:

In respect to the letting the incoming tenants are to pay the Landlords legal costs. In respect of a freehold sale each party is to be responsible for payment of their own legal costs incurred.

VAT:

We understand there is no VAT on the rent or sale price at present.



Inspection:

Strictly by joint agents:

By arrangement with the sole Agents.

Fifield Glyn

58 Grosvenor Street

Mayfair W1K 3JB

Tel: 07712 822901

Rod L. Welfare BSc MRICS ACI Arb

Rod.Welfare@fifieldglyn.com

NewWest Chartered Surveyors

Philip Westin-Hardy

BSc (Hons) MRICS

Mobile: 07771 754384

Tel: 0115 986 3555

philip@newwest.co.uk

SUBJECT TO CONTRACT

RLW/VGM/7675/AUG2020

**53 Market Street, Crewe,
Cheshire CW1 2EY**



**For Lease
Town Centre retail unit**

Totalling 139 m² (1,496 sq.ft.)

Location:

The retail unit is in the town of Crewe in South Cheshire, boasting a population of 70,000 and is most famous for its large railway junction and home to Crewe works. Today Crewe is a thriving town with a varied selection of retailers, Manchester Metropolitan University, and the gateway to the Cheshire countryside.

Situation:

The premises is in the pedestrianised high footfall of Market Street with local occupiers including O2, Specsavers, Card Factory, Boots the Chemist, Poundland, William Hill, Greggs and Starbucks.

Accommodation:

Total: 139 m² (1,496 ft²)

Rental:

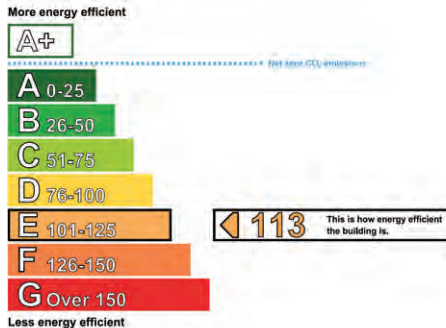
£20,500 per annum.

Rates:

Rateable Value £37,472

EPC:

Rating E (113).



Lease: Terms:

The retail unit is available on a minimum 3-year Full Repairing and Insuring Lease.

Legal Costs:

Each party is to be responsible for payment of their own legal costs incurred.

VAT:

We understand the property has been elected for VAT and VAT will be payable.

Inspection:

Inspection strictly by joint agents:

Fifield Glyn Chartered Surveyors
01606 351351
www.fifieldglyn.com

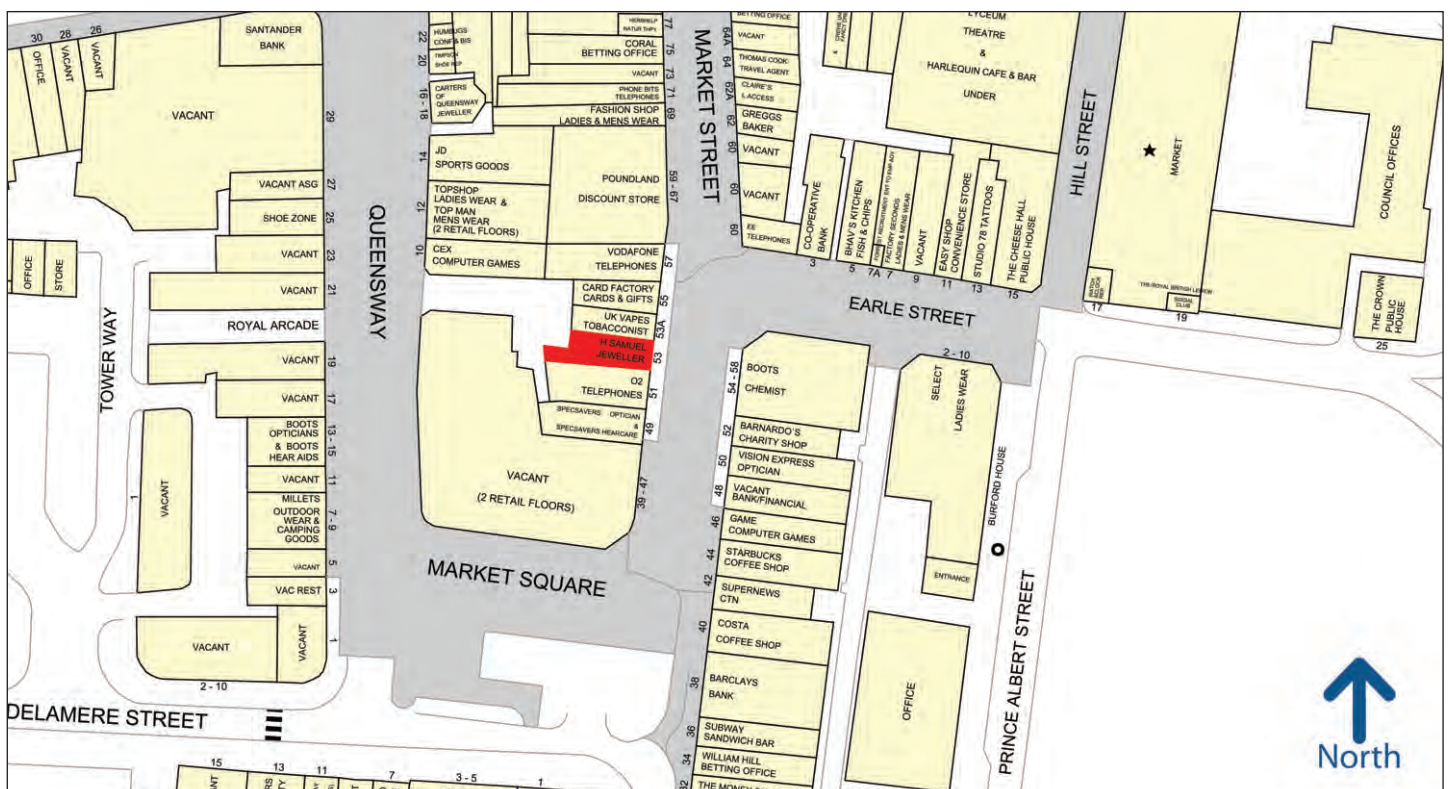
Fifield Glyn
No.1 Royal Mews
Gadbrook Park
Cheshire CW9 7UD
Tel: 01606 351351

Oliver J Buckingham AssocRICS
oliver.buckingham@fifieldglyn.com

smithprice RRG
RETAIL & LEISURE
020 7409 2100
www.smithpricerrg.co.uk

Bill Stephens
Bill.Stephens@sprrg.co.uk

SUBJECT TO CONTRACT
OB/VGM/5705/AUG2020



Unit 8, Ash Court, Parc Menai, Bangor LL57 4DF



Modern self-contained offices

Totalling 152.36m² (1,640 sqft) with dedicated parking

Location:

Ash Court is located on the prestigious Parc Menai Business Park set in 75 acres of mature parkland and is strategically located adjacent to the junction of the A487 (T) with junction 9 of the A55.

Parc Menai has a crèche and the Parc Britannia hotel and restaurant onsite. Further information can be found on www.parcmenai.com.

Situation:

The Self-contained estate forms part of the Parc Menai Business Park and provides high quality office accommodation in self-contained units of 1,980 sqft to 4,000 sqft units (184 sqm to 372 sqm), or split units of 330sqft to 920 sqft (31 sqm to 85sqm).

Each office is finished to a high specification including:

- Suspended ceilings
- Recessed Category II Lighting
- Perimeter Trunking
- Double Glazing
- Carpeted throughout
- Fitted Kitchen (shared in split units)
- Fire and Burglar alarms to each building
- Generous dedicated parking
- Potential for high speed fibre optic connections



Accommodation:

The premises is arranged as follows:

Office	152.36 m ²	(1,640 ft ²)
Total:	152.36 m²	(1,640 ft²)

Rental:

£16,500 per annum.

Rates: Bangor Council advise the premises are assessed for Business Rates as follows:-

Rateable Value: £12,500

EPC:

Available on request.

Lease: Terms:

The units are let on internal repairing and insuring leases. The Landlord levies a Service Charge to cover the cost of the external repairs and maintenance.

Service Charge:

£2,500 per annum. The external areas are maintained by the Landlord and to reflect this there is a Service Charge payable from the Tenants to the Landlord.

Legal Costs:

We understand the property has been elected for VAT and VAT will be payable.

Inspection:

Strictly by sole agents only:

Oliver J Buckingham
AssocRICS
Oliver.buckingham@fifieldglyn.com
Tel: 07495 098035

Fifield Glyn
No.1 Royal Mews
Gadbrook Park
Cheshire CW9 7UD
Tel: 01606 351351

SUBJECT TO CONTRACT
OB/5650/JULY2020

