

# Rare Opportunity to Purchase a Stunning Period Building in Kimberley

646.51m<sup>2</sup>  
(6,960ft<sup>2</sup>)

- Stunning period features throughout
- Outside terrace area
- Kitchen and WC facilities
- Car parking spaces available
- Ground floor has undergone good quality refurbishment by Gillotts
- Upper floors most recently used for residential accommodation
- Rental income of £12,600 pax from Gillotts on the ground floor
- Opportunity for redevelopment / conversion (STP)



**FOR SALE**



Location



Gallery



Video



Contact



## Location

The property is situated on Main Street in Kimberley, in the Borough of Broxtowe in Nottingham, 6 miles north-west of Nottingham. The town is known for its history in manufacturing and coal mining, brewing and hosiery.

By virtue of its location, the property is in close proximity to a number of amenities within the local town centre which accommodates several shops, cafes and pubs, alongside Sainsbury's which anchors the retail parade.

## The Property

The property comprises a former place of worship arranged over three floors which benefits from the following specification:

- Main entrance door
- Reception area
- Cat II lighting
- High floor to ceiling heights
- Kitchen and WC facilities
- Open plan and cellular floor plate arrangements
- Garage with additional storage space
- Outside patio area on the first floor
- Carpet and wooden flooring throughout
- Security alarm system and car parking surrounding the premises





## Floor Areas

From measurements taken on site we calculate the property has the following net internal area:

**646.51m<sup>2</sup> (6,960ft<sup>2</sup>)**

(This information is given for guidance purposes only)

## Current Lease Terms

The ground floor of the premises is let to Gillots at an annual rent of £12,600 per annum which expires on 8 July 2026. The rent is paid on the first day of each calendar month.

## Sale Price

The property is available freehold at a quoting price of:

**£475,000**

**(Four Hundred and Seventy-Five Thousand Pounds)**

## Planning

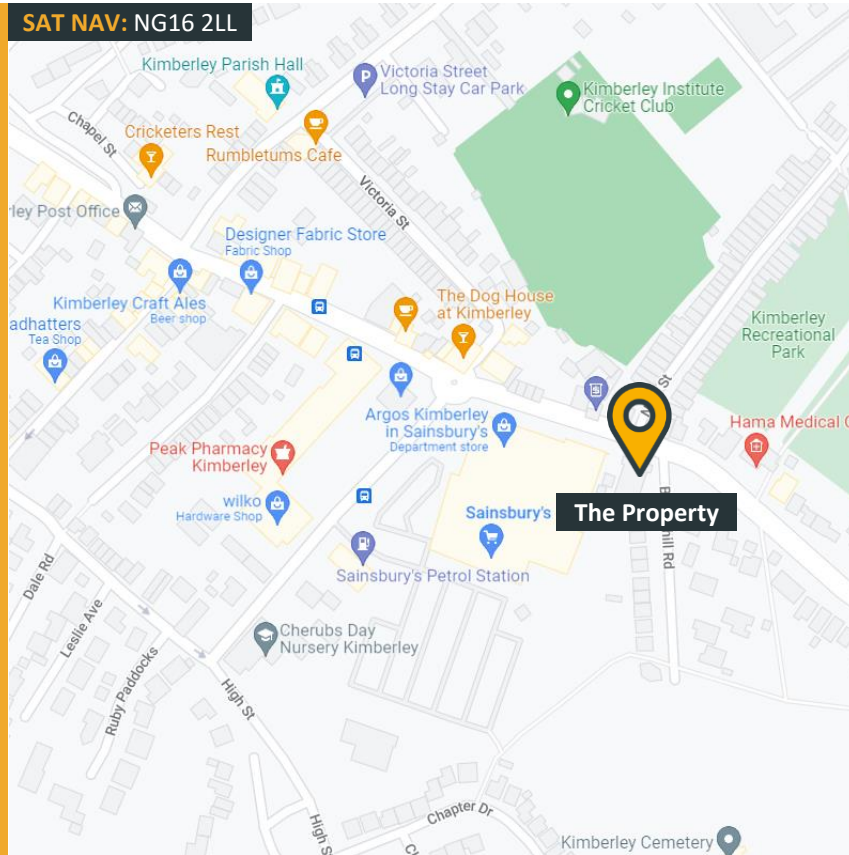
We understand the property has the benefit of planning consent for Use Class E.

(This information is given for guidance purposes only and prospective tenants are advised to make their own enquiries of the local authority)





**SAT NAV: NG16 2LL**



## Business Rates

Business rates are payable by the tenant directly to the local authority. Guide figures are available by way of the agent.

## EPC

To be confirmed via the agents.

## VAT

VAT is not applicable on the purchase price.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:-

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