

# Freehold - of interest to owner occupiers and developers

## To be auctioned – 25 April 2024

**Approx. 452m<sup>2</sup>**  
(4,863ft<sup>2</sup>) on 0.54 Acres

- Former veterinary premises on self contained site
- Strong development potential STP
- Auction 25 April 2024
- Guide price of £650,000 plus
- For sale freehold



**FOR SALE**



Location



Gallery



Contact

## Location

The site and premises are located off Dunkirk Road accessed via Warwick Road off the A6005 adjacent the A52 Clifton Boulevard. The site sits opposite the Queens Medical Centre and adjacent to the Nottingham University Academy for Science and Technology. The site is located at postcode NG7 2PH.

## Description

The property comprises a single storey building of brickwork elevations incorporating single glazed timber framed windows under a pitched/mono pitched tiled roof. In addition there is a separate smaller building of similar construction incorporating some garaging. The entire property was previously utilised as a veterinary hospital facility with the original construction assumed to be around the early 1980s. Internally the buildings have been stripped of all former fixtures and fittings.



## Floor Areas

Floor	m <sup>2</sup>	ft <sup>2</sup>
Main Building	355	3,820
Detached Building	97	1,043
<b>Total Gross Internal Area</b>	<b>452</b>	<b>4,863</b>

This information is given for guidance purposes only)

The properties sit on a self contained gated site comprising some 0.54 acres variously used as circulation space, open storage and designated car parking for around 30 vehicles.





## Planning

We understand that planning consent under reference 671/58/9544 was granted in 1958 for the erection of the original veterinary hospital on the site.

Further a planning consent reference 029/05/87 was granted in 1987 for the redevelopment of the site retaining part of the existing building to provide a new single storey building for use as an animal treatment centre including ancillary residential accommodation.

A further planning consent reference 07/01055/PFUL3 was granted in 2007 for change of use of garage/store to D1 Veterinary Use and erection of extension to form new entrance lobby.

Based on the above we are of the view that these premises currently constitute a sui-generis use for veterinary surgery purposes.

Interested parties are invited to make their own enquiries to Nottingham City Council in respect of their proposed uses for the property.

## Potential Uses (Existing Buildings)

Subject to planning the site and buildings are in our opinion suitable for light industrial/trade counter/quasi retail/ office/ educational and small business use together with continued use for medical related functions.

## Development Potential

Subject to planning the property and site are considered suitable for development including Purpose Built Student Accommodation, PRS Residential Development, Private Residential and Keyworker Housing. Plans drawn up for 63no PBSA beds are available on request.

## Tenure

Freehold

## Quoting Terms

The premises are available for sale Freehold via auction on 25 April with a guide price of:

**£650,000 plus**  
**(Six hundred and fifty thousand pounds)**

## Viewing

The property can be viewed externally without prior appointment during normal business hours. Internal inspections will be arranged by Auction Estates with dates to be confirmed.

## EPC

EPC's have been prepared for both the main building and the annex property. Both are assessed as a C Rating. Copies are available upon request.

## VAT

VAT is to be confirmed.



