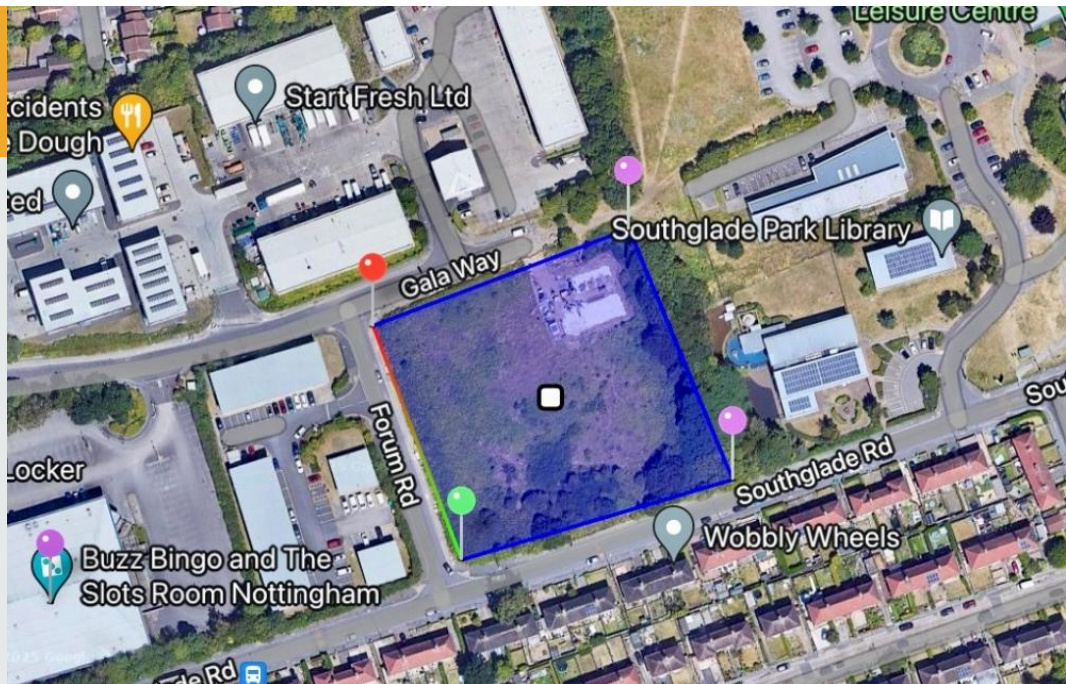


Well located development site with income on part

Approx. 2 acres
(0.8 hectares)

- Adjacent to Southglade Food Park
- Located in mixed commercial/residential area
- Suitable for commercial or residential subject to planning
- Part income producing - £7,000 per annum income
- Excellent communications
- Guide price £800,000



FOR SALE



Location



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Contact



Location



Gallery



Contact

Location

The site is prominently situated adjacent to the Southglade Food Park and to the rear of the Gala Bingo complex.

Located in the Bestwood area of Nottingham adjacent to both commercial and residential, the site lies some 4.6 miles north of Nottingham City Centre and is prominently accessible off the A611.

The Site

The overall site comprises approximately 2.04 acres.

A small part of the site is leased for a term of 20 years to City Fibre Limited for a data storage/data centre with a current passing rental of £7,000 per annum from 25 February 2022. Lease subject to tenant break option after 10 years. Further details are available upon request.

Services

We understand all mains services are available in the immediate area but interested parties should make their own enquiries to relevant utility authorities.





Location



Gallery



Contact



Development Opportunity

The site is referenced in the Nottingham City Local Plan as SR07 Hucknall Road/Southglade Road as suitable for employment uses. Indicative layout opposite.

Subject to planning we also consider that the site has potential as an affordable housing development site.

Interested parties are invited to make their own enquires as regards planning.

Tenure

The land is available freehold subject to the lease to City Fibre Limited.

Price

Offers are invited on both a conditional and unconditional basis with a preference for unconditional offers.

Guide price:

£800,000

(Eight hundred thousand pounds)





Location

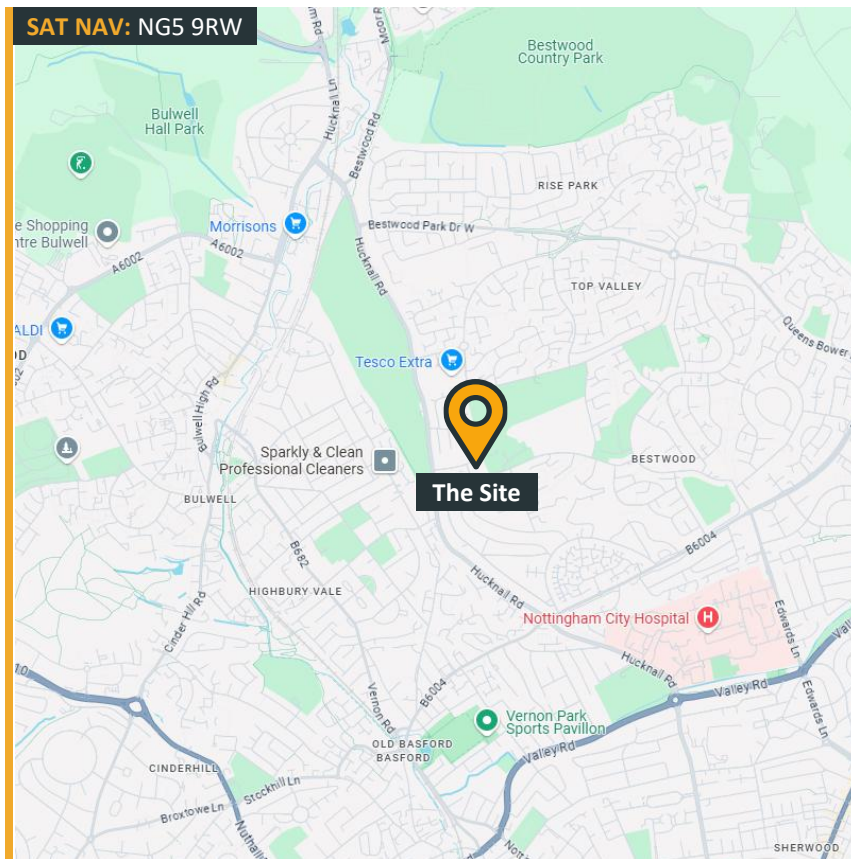


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SAT NAV: NG5 9RW



VAT

No VAT will be payable

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful purchaser will be required to provide certain identification documents.

Further Information

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

David Hargreaves

07876 396003

davidh@fhp.co.uk



Fisher Hargreaves Proctor Ltd.

10 Oxford Street
Nottingham, NG1 5BG

fhp.co.uk

24/03/2025

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.