

24 – 26 Basford Road | Old Basford | Nottingham | NG6 0JM

Former church turned warehouse located in Basford near Western Boulevard (A6514)

544m²
(5,851ft²)

- Rare freehold opportunity
- Secure gated site with 3 car parking spaces
- Easy access to Nottingham Ring Road, providing links to J26 of the M1 and in proximity to Nottingham City Centre
- Available at a price of £450,000



FOR SALE



Location



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Location

The property is set off Basford Road in Old Basford and is in proximity to Nottingham's Ring Road. Nottingham City Centre is located approximately 2.5 miles away, and J26 of the M1 is located approximately 6 miles away. The property is well served by public transport links, surrounded by a plethora of bus and tram routes.

The Property

Originally constructed as a Methodist Church, the property retains some distinctive features, including large glass windows and its original brick spire, whilst having been adapted to provide warehouse and office accommodation.

The property itself benefits from the following specification:-

- Ground to first floor conveyor belt
- Open plan warehouse and offices
- Mixture of ancillary and open plan space
- Securely walled and gated site
- Gas central heating
- Fully fitted kitchen
- W/C facilities
- 3 phase power
- The property was re-roofed in 2018
- The building is of interest but is not listed





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Floor Areas

The property has a Gross Internal Area (GIA) of:-

544m² (5,851ft²)

(This information is given for guidance purposes only)

EPC

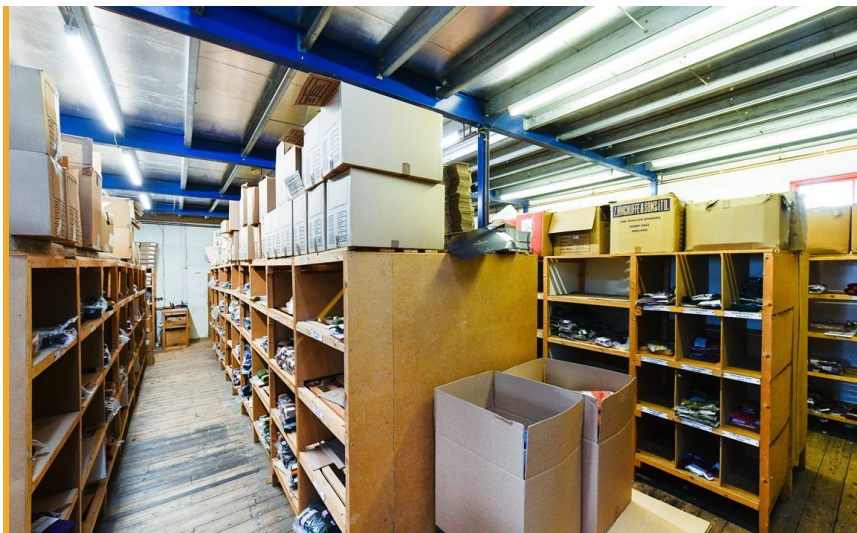
A copy of the EPC is available from the agent upon request.

VAT

VAT will be applicable on the purchase price due.

Identity Checks

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.





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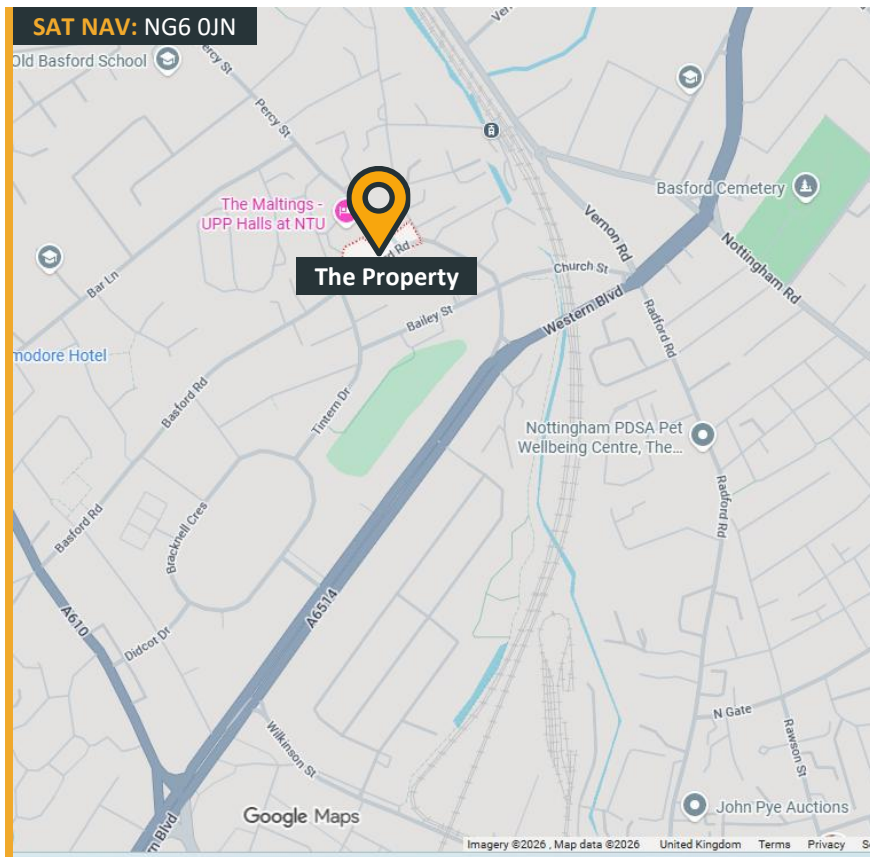
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Price

The property is available at a price of:-

£450,000

Legal Costs

Each party to pay their own legal and professional costs incurred with this transaction.

Further Information

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

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