

WOOD MOORE



361-363 Carlton Hill, Carlton, Nottingham, NG4 1HW

For Sale | 3,258 sq ft

Prominent Shop with Rear Yard and Outbuilding

woodmoore.co.uk

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Summary

- Price: Offers in excess of £425,000
- EPC: E (117)

Further information

- [View details on our website](#)

Contact & Viewings



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Description

Originally constructed as a Co-operative butchers shop the premises have been used for many years as an auto parts store with rear parking/yard and detached 2-storey outbuilding offering potential for conversion or redevelopment (STP). Total site area (including buildings) 0.18 acre.

Location

The property occupies a prominent location on the B886 the principal route linking the busy suburb of Carlton with Nottingham city centre which is approximately 3 miles distant. Carlton has the benefit of excellent public transport links with multiple bus services providing access into Nottingham City Centre & surrounding areas.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Retail	1,393	129.41
Ground - Ancillary/Stores	500	46.45
Basement - Ancillary	265	24.62
Building - Outbuilding	1,100	102.19
Total	3,258	302.67

Misrepresentation Act: Wood Moore & Co Ltd for themselves and for the vendors or lessors of this property give notice that: (i) All premises are offered subject to contract. (ii) All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given in good faith and are believed to be correct and these particulars are issued without responsibility and serve only as an introductory guide to the premises. No part of them constitutes terms of a contract or a statement upon which any reliance can be placed. (iii) Any person with interest in the premises must satisfy themselves as to any matter concerning the premises.



Business Rates

The property has a Rateable Value of £24,750

Services

All mains services are understood to be available for connection. Interested parties should make their own enquiries in this regard.

Planning

Interested parties should make their own enquiries to Nottingham City Council 0115 876 4447 or planning@nottinghamcity.gov.uk

VAT

All sums quoted are of exclusive of, but may be liable to, VAT at the prevailing Rate.

