



Westside House Old Great North Road,
Sutton-On-Trent, Newark, Nottinghamshire,
NG23 6QS

£15,000 Per Annum
Tel: 01636 611 811

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

An Excellent opportunity for an expanding business to occupy this modern building with a mix for workshop and office space, with excellent transport links.

LOCATION

The property is located on the Old Great North Road Industrial Estate in the large village of Sutton on Trent, just off the B1164. The property is located within a popular and vibrant area, surrounded by a wide variety of other local and regional industrial and office occupiers, ranging in size. The larger occupiers on the estate include Mercia, Spikomats and Marshalls Coaches. The village lies approximately 8 miles south of Retford and 7 miles north of Newark. The A1 is conveniently placed, just under half a mile from the property. The city of Lincoln is approximately 16 miles distant and the city of Nottingham approximately 28 miles distant.

LOCAL FACILITIES & AMENITIES

Sutton on Trent is a large village, with an excellent range of facilities amenities, including a local Co-op, Deli, community post office, public house, primary and nursery school. There are good transport links with bus services to local villages and the towns of Retford and Newark. GNER rail services are located both at Retford and Newark with journey times to London of 1h 30 mins and 1hr 20 minutes respectively. The larger village of Tuxford is located 4 miles to the north and has a post office, a range of local shops and public houses and an excellent secondary school with a very good reputation.

THE PROPERTY

We are delighted to offer this versatile commercial property to the market. The accommodation is arranged over two floors, with the ground floor comprising a reception area, wc and large workshop area and full height loading bay, with access via a roller shutter door. The first floor has further office/storage space, kitchen and WC. The property is in very good condition throughout, with central heating and air conditioning on the first floor.

ACCOMMODATION

The property has a net useable floor area of 3154 sq.ft (293 m.sq) and is suitable for a range of office, storage and light industrial uses. The accommodation in more detail comprises as follows:

GROUND FLOOR

RECEPTION

12'9" x 12'8" (3.89 x 3.87)

With new carpet floor, fluorescent lighting, radiator and recently decorated.



WC

WC, wash hand basin.

WORKSHOP

(34'6" x 26'6") + (21'3" x 26'10") ((10.52 x 8.09) + (6.5 x 8.2))

With a roller shutter door with 4.5 metre clearance, which leads to a full height loading bay. The workshop space has fluorescent lighting, radiators and painted concrete floor.



FIRST FLOOR

OFFICES

(13'1" x 33'11") + (20'11" x 13'5") + (12'0" x 12' ((3.99m x 10.36m) + (6.38m x 4.09m) + (3.66m x 3.73))

A large open plan office/storage or small workshop area, with carpet floor, fluorescent lighting, imulsioned walls, central heating and air conditioning.



KITCHEN

22'11" x 13'7" (6.99 x 4.16)

With a useful range of modern base units, single bowl sink unit and drainer, radiator and central heating boiler.



WC

With WC, wash hand basin

PARKING

There is a large car parking area for up to 10 vehicles

located to the side of the property. To the front of the property there is a forecourt area for further loading or parking of commercial vehicles.



SERVICES

The property has mains water, electricity and drainage connected. There is 3 phase electricity and an oil fired central heating system throughout the property, air conditioning and a security alarm installed.

LEASE TERMS

The property is available on a new lease with terms to be agreed.

PLANNING

The established use of the property is B2 (General Industrial).

Should any party require an alternative planning use they must enquire directly to Newark and Sherwood District Council.

RENT

£12,950 + VAT Per Annum.

VAT

VAT is payable on the Rent

BUSINESS RATES

Shop and premises and rate-able value £9,690.

The current rates payable for 2019/2020 is 50.4p

Applicants should make their own enquiries with regard to small business rate relief.

LEGAL COSTS

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

VIEWING

Strictly by appointment with the letting agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	74
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01636 611 811



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