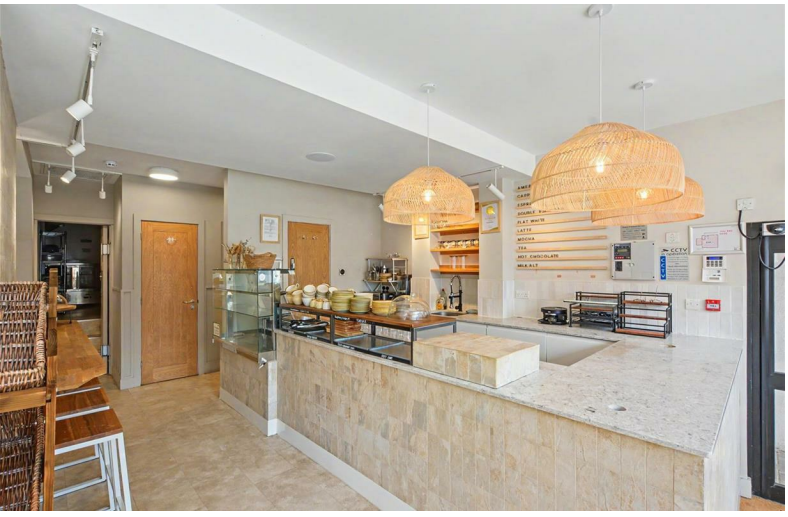
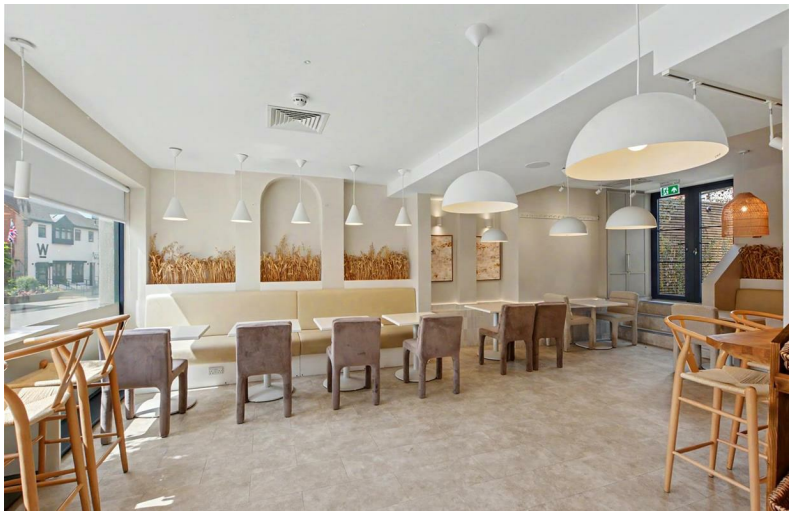
Robert Ellis

look no further...





Main Street

Kimberley, Nottingham NG16 2NG

VACANT FREEHOLD COMMERCIAL PROPERTY, SPACIOUS GROUND FLOOR RETAIL/CAFÉ AREA WITH FIRST FLOOR BUSINESS HUB

£550,000 Freehold

Robert Ellis are pleased to bring to the market this vacant freehold commercial property, occupying a prominent position on Main Street in Kimberley.

The property offers a rare and versatile opportunity for a range of buyers, including owner-occupiers, investors and those looking for a mixed commercial premises with multiple income possibilities. Previously operated as a coffee shop, the ground floor provides a spacious main retail/café area with large frontage, raised window seating, further customer seating, counter space, customer WCs and access through to a rear commercial kitchen.

To the rear of the ground floor is an enclosed landscaped courtyard/garden area, previously used as an additional outside seating area, with rear access and patio space.

The first floor has been arranged as a business hub, providing four individual lettable studio/office spaces, together with a communal kitchen, wash hand lobby, WCs and storage. This layout gives the property excellent flexibility and could suit a variety of commercial uses, subject to any necessary permissions.

The property benefits from attractive internal presentation and a central position within Kimberley, close to surrounding shops, businesses and local amenities.

An internal viewing is highly recommended to appreciate the size, layout and potential of this rare freehold opportunity.

Ground Floor Shop Unit

Main Shop Unit
30'8 x 28'4 approx (9.35m x 8.64m approx)
Ground floor retail outlet with double glazed window to the front elevation, double glazed side access door, previously being utilised as a coffee shop with raised window seating, seating across gable wall, part panelling to the walls, feature LVT flooring, ceiling light points, double French doors leading out to the rear garden, built-in storage cabinet, counter units currently comprising sink, storage, chiller unit, fridge unit with additional fridge freezers and stone worktop counter outlet, ample sockets, inset lighting, extractor unit, doors leading to communal WCs, doorway leading through to the kitchen.

WC
4'10 x 6'10 approx (1.47m x 2.08m approx)
Two wall hung vanity wash hand basins, wall hung WC, ceiling light point, extractor fan, tiling to the floor, tiling to the walls.

WC
4'9 x 2'6 approx (1.45m x 0.76m approx)
Two wall hung vanity wash hand basins, wall hung WC, ceiling light point, extractor fan, tiling to the floor, tiling to the walls.

Rear Kitchen
14'9 x 16'03 approx (4.50m x 4.95m approx)
Rear kitchen unit with extractor, rear fire access door, well stocked commercial kitchen (kitchen items available subject to separate negotiation).

Rear of Property
To the rear of the property there is an enclosed landscaped garden incorporating additional dining area and paved patio area as well as rear fire access.

First Floor Business Hub

Entrance Hallway
UPVC double glazed entrance door to the rear elevation, part carpeting to the floor, tiled flooring, meter cupboard providing access to loft storage space, feature lighting with secure doors leading off to four self contained lettable units.

Studio 1
11'08 x 10'10 approx (3.56m x 3.30m approx)
UPVC double glazed window to the front elevation, ceiling light points, exposed brickwork, LVT flooring.

Studio 2
12' x 17'2 approx (3.66m x 5.23m approx)
UPVC double glazed window to the front elevation, exposed brickwork, ceiling light point, recessed spotlights to the ceiling, LVT flooring.

Studio 3
10'3 x 14'10 approx (3.12m x 4.52m approx)
UPVC double glazed window to the rear elevation, recessed spotlights to the ceiling, wall mounted electric heater, LVT flooring.

Studio 4
11'8 x 10'3 approx (3.56m x 3.12m approx)
UPVC double glazed window to the rear elevation, ceiling light point, wall mounted electric heater, LVT flooring.

Communal Kitchen
11'08 x 6'1 approx (3.56m x 1.85m approx)
Ceiling light points, loft access hatch, a range of base units incorporating modern worksurface over with inset sink incorporating a mixer tap above, undercounter integrated fridge freezer, wall mounted electric heater, panelled door leading to the toilets

Toilets

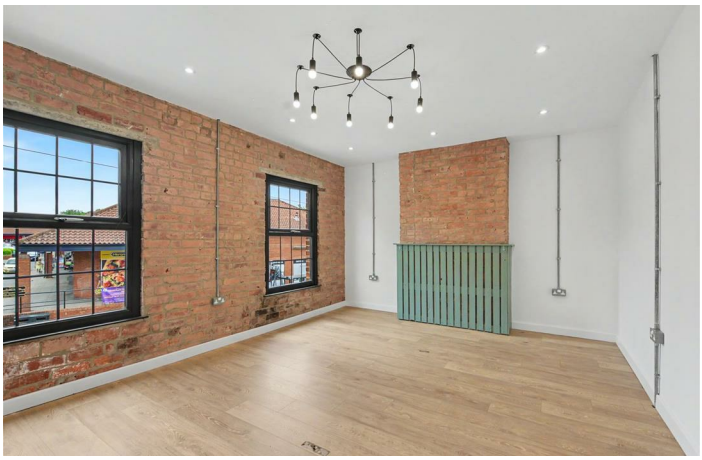
Wash Hand Lobby
8'7 x 3'8 approx (2.62m x 1.12m approx)
Vanity wash hand basin, tiled splashbacks, extractor, ceiling light point, doors leading to WC's.

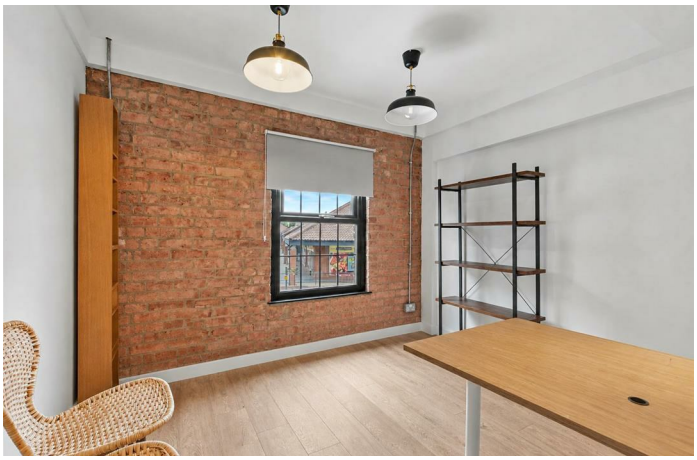
WC
4'4 x 3'11 approx (1.32m x 1.19m approx)
Low level flush WC, tiling to the floor, ceiling light point.

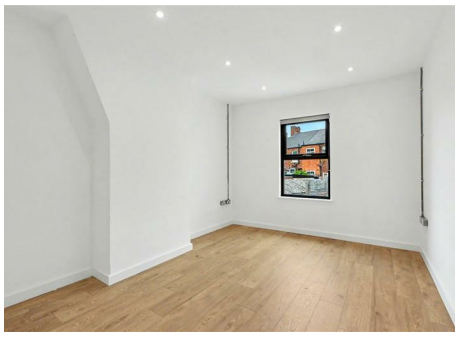
WC
4'2 x 3'09 approx (1.27m x 1.14m approx)
Low level flush WC, tiling to the floor, ceiling light point.

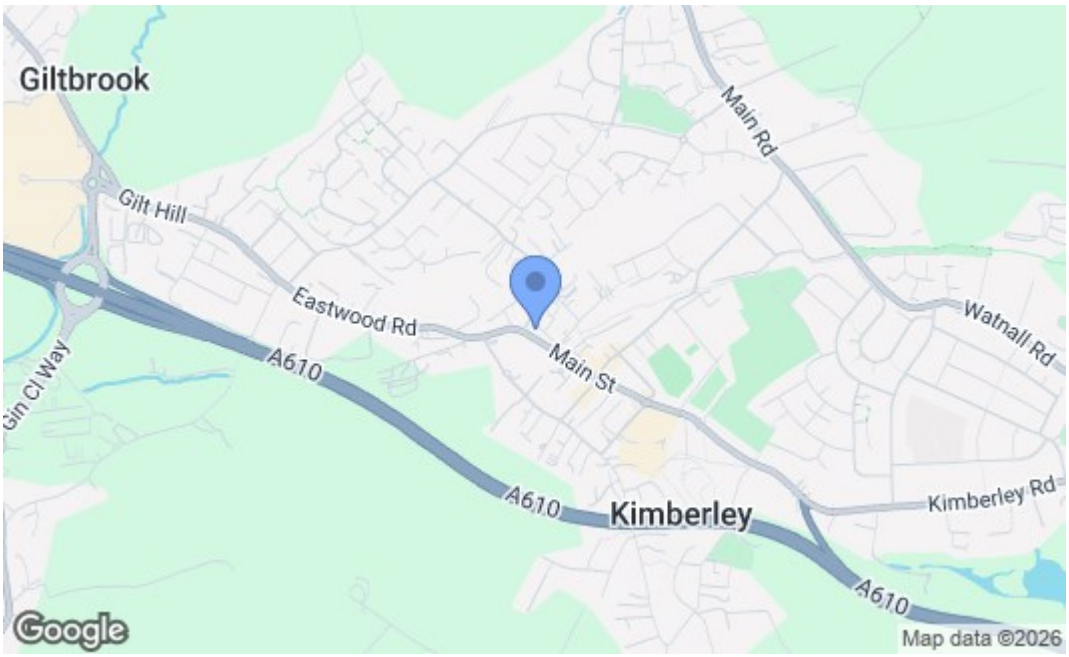
Store
11'06 x 6' approx (3.51m x 1.83m approx)
Double glazed window to the front elevation, ceiling light point, exposed brickwork, laminate flooring.

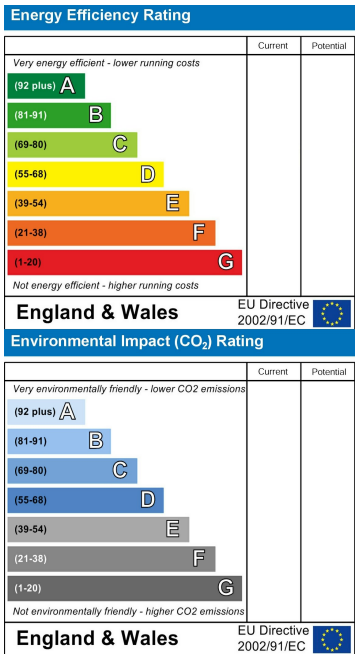
Agents Notes: Additional Information
Electricity: Mains supply
Water: Mains supply
Heating: Mains gas
Septic Tank : No
Broadband: BT, Sky, Virgin
Broadband Speed: Standard 19mbps Ultrafast 1800mbps
Phone Signal: 02, Vodafone, EE, Three
Sewage: Mains supply
Flood Risk: No flooding in the past 5 years
Flood Defences: No
Non-Standard Construction: No
Any Legal Restrictions: No
Other Material Issues: No











These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.

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