

Kenrick Street,  
Netherfield, Nottingham  
NG4 2LE

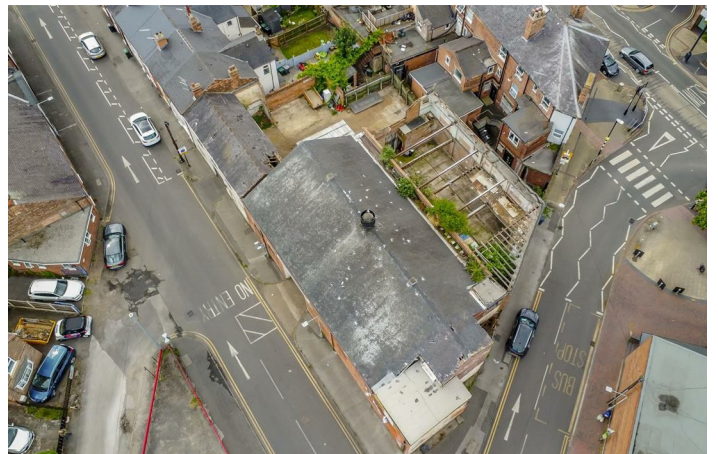
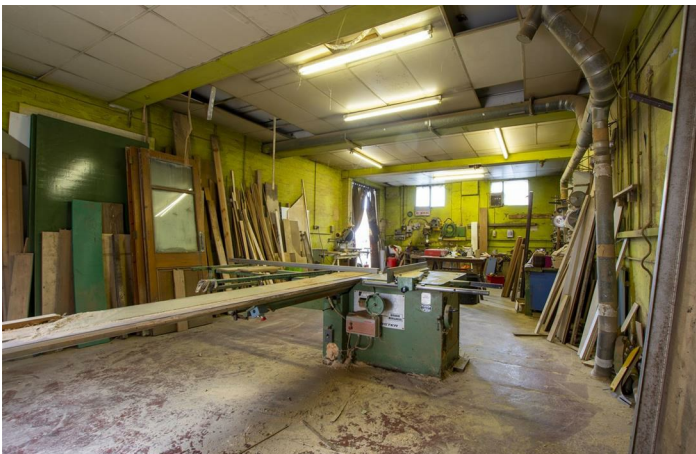
**£350,000 Freehold**



THE SITE COMPRISES OF A TWO-STOREY COMMERCIAL BUILDING WITH OFF-THE-ROAD PARKING, SITTING ON A CORNER PLOT LOCATED JUST OFF VICTORIA ROAD, VACANT POSSESSION WITH NO UPWARD CHAIN. LOCATED CLOSE TO LOCAL AMENITIES AND FACILITIES WITH EXCELLENT TRANSPORT LINKS. THE SITE MEASURES APROXIMATALLY 669m<sup>2</sup>. CASH BUYERS ONLY.

Robert Ellis are pleased to bring to the market this unusual site that has been in the same family for numerous decades. The site offers excellent potential to either renovate the existing buildings or re-develop the site in its entirety. Ideally located on the corner of Kenrick Street and Wright street , with access from both streets into the plot. Within walking distance to the shops and Netherfield High Street.

The site is approximately 669m<sup>2</sup> and offers excelent potential to develop, the vendors would consider selling under an option agreement. Contact the office on 0115 6485485 for further information. Selling with the benefit of no upward chain.



Main access door  
39'8 (whole building) (12.09m (whole building))

Lobby area  
39' x 12'3 (11.89m x 3.73m)

Open lobby store area with front opening doors and rear door to yard, passageway leading to a staircase with separate office area.

Passageway  
5'10 x 31'5 (1.78m x 9.58m )

Staircase to first floor landing, under the stairs store, two glazed doors one leading to;

Small store (off the office)  
6'6 x 15'9 (1.98m x 4.80m)

Light and power, with second door leading to:

Tool store (Boiler House)  
8'1 x 7'6 (2.46m x 2.29m)  
Light and power.

Workshop  
31'8 x 33'4 (9.65m x 10.16m)  
Two open workshop areas through to lobby.

Second workshop area  
41'3 x 19'2 (12.57m x 5.84m )  
Double doors leading to rear yard area and doors to the front elevation on Kenrick Street.

Kenrick Street store  
15'05 x 13'03 (4.70m x 4.04m)  
Window to the front elevation and rear access.

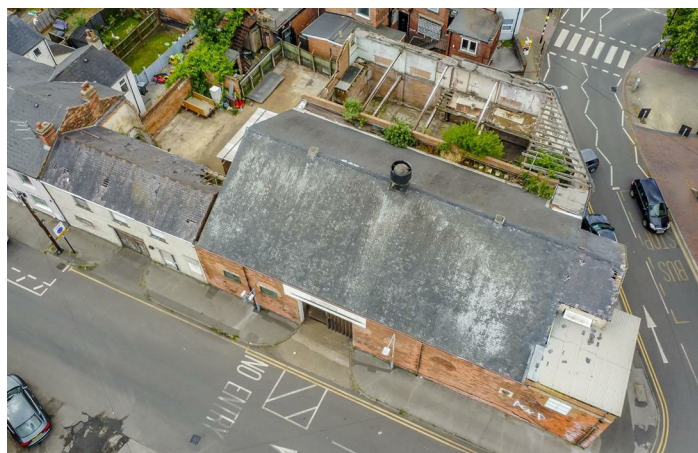
Outside yard  
25'3 x 63'8 (7.70m x 19.41m)  
Doors open to second yard area.

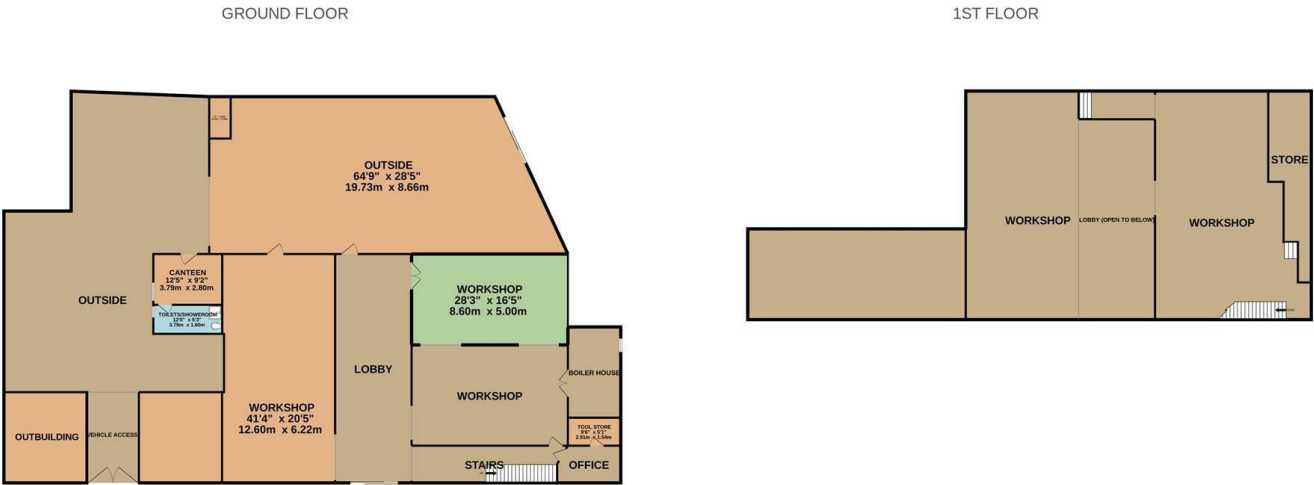
Canteen  
8'11 x 12'1 (2.72m x 3.68m)  
Windows to front and side elevations, vanity wash hand basin with taps over, doorway to:

W.C/Shower  
12'7 x 5'11 (3.84m x 1.80m)  
One WC cubicle and separate shower cubicle and tiling to the floor.

Upstairs  
52 x 39'5 (15.85m x 12.01m)  
Two separate store areas and open through to ground floor lobby.

Additional Outbuildings  
Facing onto Kenrick Street we have an additional two-story outhouse that has previously been used as a separate dwelling. These out buildings are in a state of disrepair and would require substantial renovation works, however they offer additional potential to the existing plot to develop.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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.