



**Unit 4 Forest Court Forest Road, New Ollerton NG22 9PL  
Offers In The Region Of £75,000**

The premises comprise a ground floor sales shop with a good size double glazed display window and double glazed door with external security shutter. At first floor level there is an office, store, and wc. There may be potential subject to obtaining planning consent to convert the first floor into living accommodation.

Suitable for a wide variety of purposes.

### DESCRIPTION

The premises comprise a ground floor sales shop with a good size double glazed display window and double glazed door with external security shutter.

The accommodation comprises a sales shop with store and stairs to first floor where there is an office, store cupboard, airing cupboard and wc.



### LOCATION

Forest Court is situated between Cooplands and a barbers and is on the south side of Forest Street. Nearby occupiers include Boyes, Nottinghamshire County Library, Terry Allsop Electrical Supplier, Heron Foods, Dolphin Fish & Chip Shop, Ladbrokes Bookmakers etc.

There is on road parking immediately in front of Forest Court.

There are several units on Forest Court including a tattoo artist, barbers and The Citizens Advice Bureau who occupy several units which generates a lot of pedestrian traffic.

### ACCOMMODATION

The accommodation comprises:

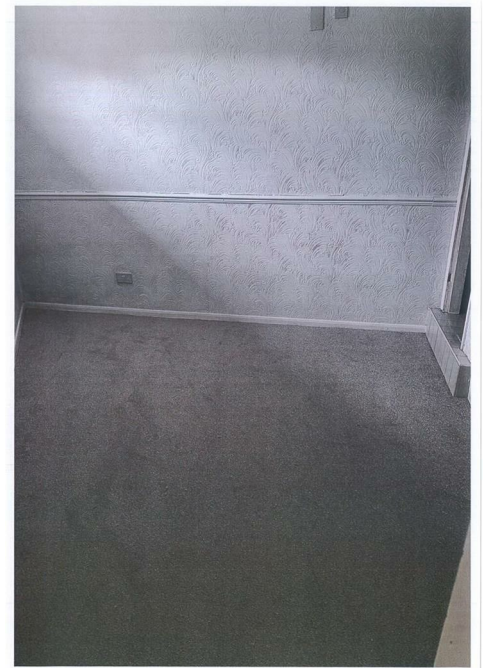
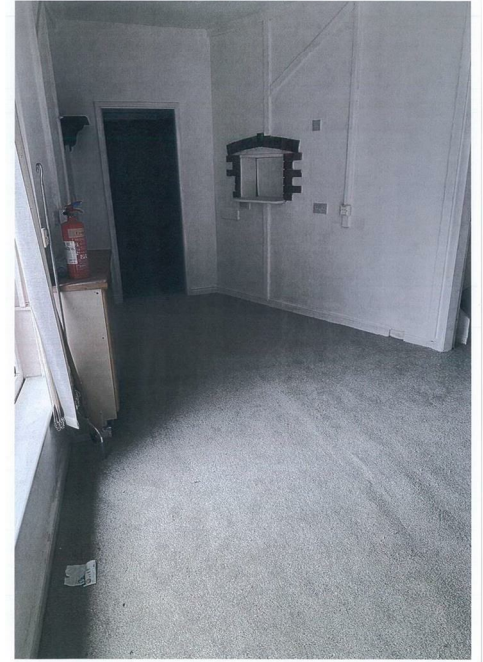
#### **SALES AREA 21'7" x 31'0" (maximum) (6.59m x 9.45m (maximum))**

The sales area is a triangular shape with part suspended ceiling, fitted carpet. Cupboard below stairs and staircase to first floor.

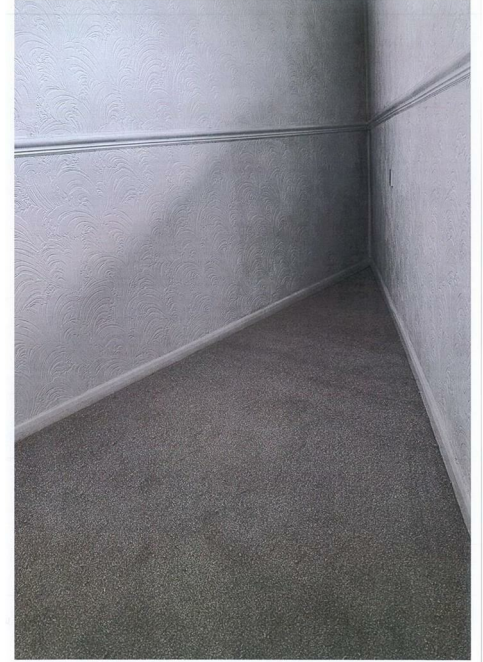


### STAIRS TO FIRST FLOOR

**STORE ROOM 7'4" x 14'9" + 2'10" x 4'11" (2.25m x 4.5m + 0.87m x 1.5m)**



**TRIANGULAR AREA 6'3" x 11'3" (1.91m x 3.45m)**



**OFFICE 7'2" x 3'8" widening to 6'11" + 12'11" x 11'0" (2.2m x 1.14m widening to 2.13 + 3.95m x 3.36m)**



**STORE CUPBOARD 3'3" x 30'8" (1.01m x 9.35m)**

**FORMER AIRING CUPBOARD 2'7" x 2'9" (0.8m x 0.86)**  
with suspended ceiling

**WC**  
with low level wc, wash hand basin electric water heater, double glazed window, shower cubicle 0.79m x 1.017m.



**RATEABLE VALUE**

The rateable value of the property is £5,000 and should be subject to Small Business Rate Relief meaning that no rates would be payable.

**PLANNING**

There may be potential to convert the first floor into living accommodation subject to obtaining planning consent.

**VIEWING**

By appointment with the Agent

**DISCLAIMER**

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.

