



Guide price: £159,950+

## Vacant Commercial Property

1 Clarges Street  
Bulwell  
Nottingham  
NG6 9JG

### OVERVIEW

For sale by online auction, an end of terrace property formerly occupied by a sewing machine repair business.

On the ground floor there is the main retail area, with a kitchen area to the rear and stairs to the upper floors on the right hand side. To the left hand side of the ground floor fronting Clarges Street is the main workshop space. There is a smaller workshop area to the rear which has an external door.

On the first floor, there is a bathroom at the top of the stairs, plus two further rooms, previously used as offices. The attic space has been converted to provide one further room on the second floor.

The property is at the southern end of Clarges Street, at the junction with Ingram Road.

## Lot No. 1

Auction date: 29 & 30 January 2025

### Floor Area

Total floor area of 187.01 m<sup>2</sup> / 2,013 ft<sup>2</sup>  
(taken from onsite measurements)

### Rateable Value

The property has a rateable value of £4,900 with effect from 1 April 2023.

### EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/6531-0484-7823-0851-3797>

### Broadband Checker

<https://www.broadband.co.uk/checker/>

### Tenure

Freehold with vacant possession.

### Legal Pack

<https://www.johnpye.auctiondocs.com/>

### Buyer's Premium

3% (min. £4,500) inc. VAT.

### Viewings

Please contact John Pye Property by email at [property@johnpye.co.uk](mailto:property@johnpye.co.uk) or on 0115 9706060.

## FEATURES

- Online auction date: 29 & 30 January 2025
- Freehold with vacant possession
- Part single storey and part three storey
- Workshop with roller shutter
- Suitable for alternative uses (STP)
- Guide Price £159,950+
- Roller shutters to ground floor areas
- Upper floors used as office space
- Off road parking
- Access to the rear of the property

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