



Former Natwest Bank, Forest Road, New Ollerton NG22 9PR

**TO LET
FOR SALE**

Office/Retail Property

**750 - 2,454 Sq Ft
(70 - 228 Sq M)**

DESCRIPTION

A vacant two storey brick built former Natwest bank. The building can be split in to two self contained properties with independent access points.

The ground floor benefits from a large open plan sale/retail area with a number of small individual offices to the rear and the large safe which was used when the bank was in occupation. Within the first floor there is a staff room with kitchen facilities, two rear offices and male/female WC facilities.

- Available on a Leasehold or Freehold basis
- Available as a whole or as individual floors
- Suitable for alternative uses (subject to planning)
- Property fronts onto main road A6075
- Parking available on-street or public car park to rear
- Close proximity to Sherwood Forest and the A614



LOCATION

The building fronts onto Forest Road (A6075), which is the main road through New Ollerton and is an established commercial/retail location, the property benefits from on-street parking directly to the front as well as a large public car park to the rear. Ollerton is approximately 9 miles north east of Mansfield and is close to Sherwood Forest, and is 5 miles west of the A1.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	2,454	228

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

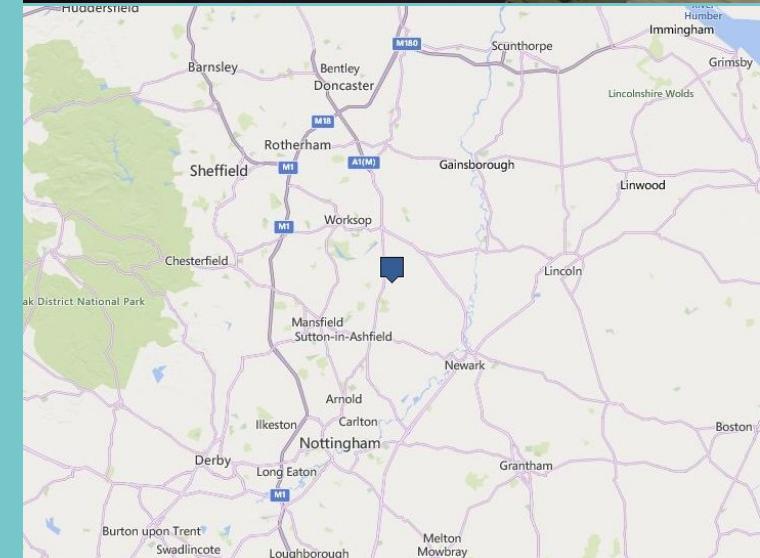
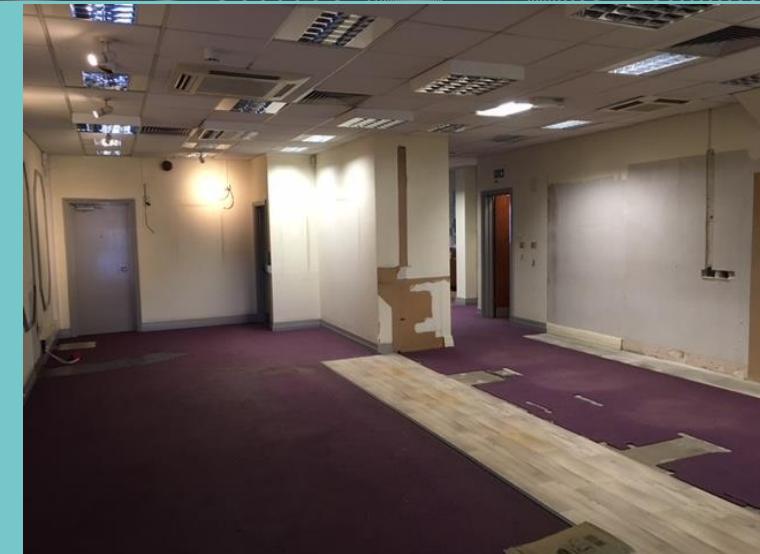
For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

Rent from £7,500 to £18,000 per annum

The freehold interest for this property is available for £220,000

EPC C-71



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

**Lambert
Smith
Hampton**

Mr Ben Silcock
0115 838 7706
BSilcock@lsh.co.uk