

250 Carlton Road | Hooton Street | Nottingham | NG3 2NB

Prominent industrial/warehouse premises with buildings of 21,637ft² set on a site of 0.85 acres with redevelopment potential

2,001m²
(21,637ft²)

- Freehold available by virtue of Harlow Bros relocation to new premises
- Prominent frontage to Carlton Road 2 miles north east of central Nottingham
- 2 storey offices fronting Carlton Road interlinking with 2 bays of warehouse / storage accommodation
- Separate detached workshop
- On site parking and loading
- Immediately available



FOR SALE



Location



Gallery



Video



Contact



Background

Harlow Bros have occupied this prominent detached property operating their timber wholesale business from the site for approximately 8 years.

They have identified new premises more suited to their onward business needs within the City hence the reason for the sale.

Location

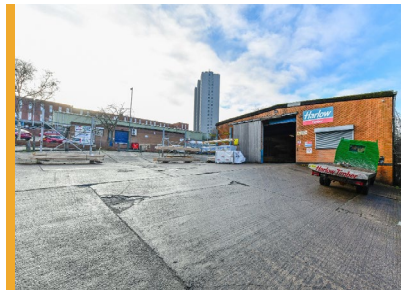
The premises are located on an island site of approximately 0.85 acres which is bound by the B686 Carlton Road which forms one of the main arterial routes in and out of central Nottingham with the property being approximately 2 miles north east of the City Centre.

The property is located within an established commercial location – a number of trade and retailers front Carlton Road including Lidl and Oxford Business College.

Floor Areas

Description	m ²	ft ²
Bay 1	330	3,547
First floor office	180	1,932
Bay 2	487	5,243
Bay 3	573	6,168
Detached storeroom	441	4,747
Total	2,011	21,637

(These measurements are given for information purposes only)





The Property

The property occupies an island site bound by Carlton Road, Hooton Street, Windmill Lane and Key Street.

The properties were, we would estimate, constructed in the 1960s with 2 storey brick elevated offices under a flat roof fronting Carlton Road interconnecting with 2 bays of brick elevated concrete portal framed warehousing constructed under a pitched roof with asbestos roof covering.

Immediately adjacent to this part of the property is a detached warehouse of similar construction.

Vehicular access is from Hooton Street which accesses the yard and car parking serving the property.

Ratable Value

We understand that there are two separate rating assessments for the property and we are currently verifying the information.



Sale Price

The freehold interest in the property is available to purchase at a price of:

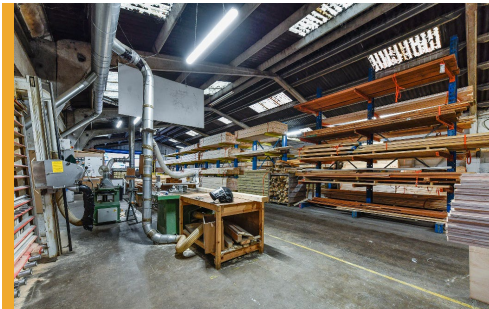
£1,200,000

(One million two hundred thousand pounds)

Planning

We believe that the premises benefit from an established use enabling the property to be used for industrial and warehousing purposes.

(This information has been given for guidance purposes only and prospective purchasers should verify that their proposed use does not require a Change of Use Planning Application to be submitted).





VAT

The property is registered for VAT.

EPC

The EPC is currently being commissioned and will be available shortly.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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