FOR SALE

7 GARAGES

£70,000

1,750 sq.ft
(1,275.3 sq.m)



ST WILFRIDS SQUARE

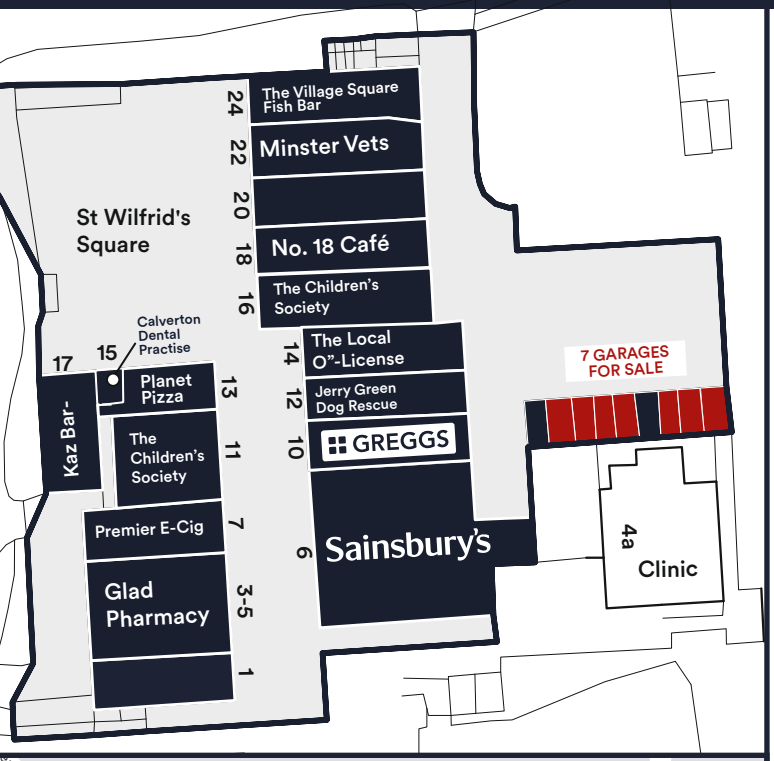
///swims.spillage.bluntly

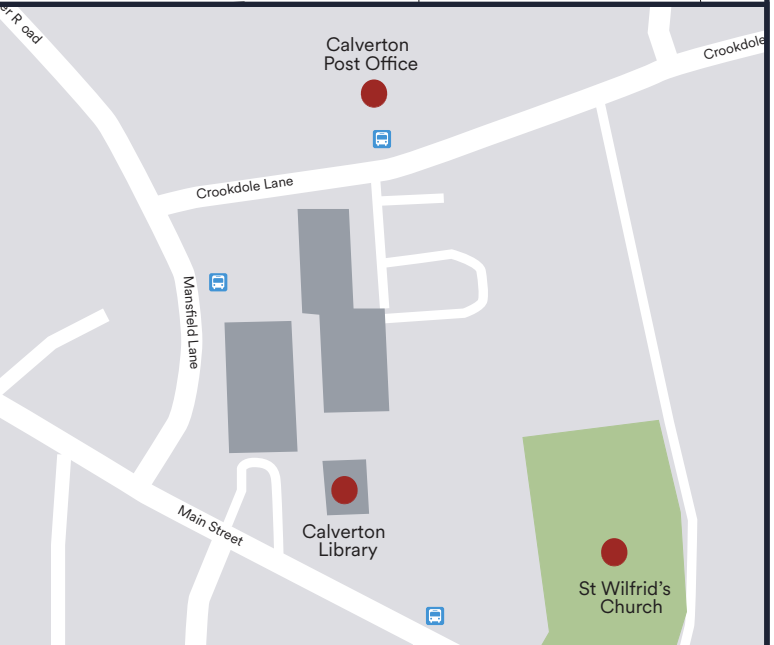
St Wilfrids Square, Calverton
Nottinghamshire, NG14 6FP

M Core LCP UK
01384 400123
lcpgroup.co.uk

ST WILFRIDS SQUARE

mcoreproperty.com





EXECUTIVE SUMMARY

An excellent investment opportunity in the heart of Calverton. This block of seven spacious garages offers secure storage or rental potential. Each unit measures approximately 250 sq.ft, providing ample space for vehicles, tools, or personal storage.

LOCATION

Calverton lies approximately 8.6 miles north east of central Nottingham and approximately 10.6 miles south east of Mansfield town centre.

Calverton has a resident population in excess of 7,000 inhabitants and an expanding 3,000 households.

PRICE

£70,000 for all 7 garages

TENURE

Freehold. 35 year Lease with an option to buy for £1 on expiry.

ENERGY PERFORMANCE

Further information available upon request

LEGAL COSTS

Each party is responsible for their own legal costs

VAT

All figures or costs quoted are exclusive of VAT which will be payable at the prevailing rate on all sums.

M Core LCP UK



Kristien Neve
07778 140729
01384 400123
KNeve@lcpproperties.co.uk

MISREPRESENTATION ACT. 1967 London & Cambridge Properties Limited (Company Number 02895002) the registered office of which is at LCP House, Pensnett Estate, Kingswinford, West Midlands DY6 7NA its subsidiaries (as defined in section 1156 of the Companies Act 2006) associated companies and employees ("we") give notice that: Whilst these particulars are believed to be correct no guarantee or warranty is given, or implied therein, nor do they form any part of a contract. [We do our best to ensure all information in this brochure is accurate. If you find any inaccurate information, please let us know and where appropriate, we will correct it.] We make no representation that information is accurate and up to date or complete. We accept no liability for any loss or damage caused by inaccurate information. [This brochure gives a large amount of [statistical] information and there will inevitably be errors in it]. Intending purchasers or tenants should not rely on the particulars in this brochure as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them. We provide this brochure free of charge and on the basis of no liability for the information given. In no event shall we be liable to you for any direct or indirect or consequential loss, loss of profit, revenue or goodwill arising from your use of the information contained herein. All terms implied by law are excluded to the fullest extent permitted by law. No person in our employment has any authority to make or give any representation or warranty whatsoever in relation to the property. SUBJECT TO CONTRACT. We recommend that legal advice is taken on all documentation before entering into a contract. You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website https://www.rics.org/uk/upholding-professional-standards/sector-standards/real-estate/code-for-leasing-business-premises-1st-edition/. LCP's privacy notices that apply to its use of your personal information are at www.lcpgroup.co.uk/policies. The privacy notice that applies to you will depend on the nature of your relationship with LCP, and in some cases more than one may apply to you. LCP's privacy policy giving a high level overview of how LCP approaches data protection and your personal information can be found at www.lcpproperties.co.uk/uploads/files/LCP-Privacy-Web-and-Data-Policy-May-2018.pdf.

02-11-26 NOV26