



Trent Lock,
Lock Lane, Sawley
NG10 2FY

£165,000 PLUS Freehold



FOR SALE BY AUCTION Being sold in partnership via SDL auctions, the end of auction is 27TH MARCH 2025. All interested parties are to register to view with Robert Ellis, and then register to be able to bid via SDL. A link with this information is provided within the details.

THIS UNIQUE COMMERCIAL BUILDING HAS AN OPEN PLAN OFFICE/COMMERCIAL SPACE OVERLOOKING THE PICTURESQUE TRENT LOCK WITH PARKING.

Fancy a piece of history? We feel privileged to be marketing this unique former Patrol Office semi detached commercial building dating back to circa. 1779 and it benefits from being remodelled and renovated over the years whilst retaining many periodic features including stable door, feature beams, downstairs workshops and much more. We feel will this suit a whole range of buyers, from businesses looking for flexible office space or alternatively rent out. Ideal for many businesses such as consultancy firms, coordination centres, IT and marketing. The building was completely renovated in 2010 and benefits from modern conveniences such as gas central heating and partial double glazing. The building is also wheelchair friendly with a metal ramp to the side door and accessible WC. The buildings main space includes a feature vaulted beam ceiling, with a kitchen area and WCs to the rear, with external stairs to the outside garden space, which has two sets of locked wooden gates so it can be accessed to park vehicles. Downstairs there are four storage/workshop areas with power and lighting. For the size and layout of the accommodation to be appreciated, we recommend that interested parties do take a full inspection so they are able to see all that is included.

In brief, the building comprises of large open plan office space with access via a ramp up to the side front door, with a bay area to the front overlooking the canal and river Trent. The 43ft room is open to the apex with a beamed ceiling. Through the original stable style door, there is a kitchen area and two WCs, one which is disability accessible. To the rear of the building, there is a metal staircase to the garden area which has a large composite decked area with shrub borders. This outside space wraps around to the side with off road parking which can be accessed via fenced lockable gates. Undereath the building, there are three warehouse/storage areas with power and lighting.

Situated in a superb location, facing Trent Lock, an attractive destination on the Erewash Canal and River Trent. There are two popular public houses/eateries on the doorstep, as well as Trent Lock Golf Club - great for meetings and entertaining clients. Conveniently situated close to Sawley and Long Eaton town centre, the train station within a five minute drive, as is the M1 motorway, and within 15 minutes is East Midlands Airport.



Office/Commercial Space

43'7" x 18'5" approx (13.11m x 5.49m approx)

Open plan office space with a large bay area to the front with views over the Trent Lock canal and river Trent. The electric side door opens into the office space from the ramp and the alarm panel is to the right. The space is open to the apex with the original beams. The flooring is made up of carpet tiles, there are several radiators around the room, ample plug points, suspended tubular fluorescent lighting. There is an in-built storage cupboard and two wooden double glazed windows to the side.

Kitchen

12'1" x 19'7" approx (3.66m x 5.79m approx)

A stable door open to the kitchen from the main office space, with two wooden double glazed windows to the side elevation with a fire door to the rear, leading down a metal staircase to the garden area. The kitchen has laminate flooring throughout the ceiling goes to the apex with the original beams and suspended fluorescent tubular lights. The kitchen area is made up of white wooden base units with worktops, space for a washing machine, dishwasher and stainless steel sink and drainer. In the kitchen, there are always

Accessible WC

6'9" x 5'6" approx (1.83m x 1.52m approx)

The WC has lino flooring, with Low level WC and sink, holding rails, extractor fan, radiator and ceiling light, alarm pull

WC

5'6" x 3'1" approx (1.52m x 0.91m approx)

Workshop 1

19'1" x 12'5" approx (5.79m x 3.66m approx)

An original workshop on ground floor level with concrete flooring, lighting and power

Workshop 2

11'2" x 19'4" (3.35m x 5.79m approx)

An original workshop on ground floor level with concrete flooring, lighting and power and work bench

Workshop 3

18'7" x 11' approx (5.49m x 3.35m approx)

An original workshop on ground floor level with concrete flooring, lighting and power

Workshop 4

10' x 17'1" approx (3.05m x 5.18m approx)

An original workshop on ground floor level with original stone cobbled flooring, lighting and power

Directions

Head down Lock Lane, past the car parks on either side and down the road to the left behind the Trent Lock pub. Continue straight over the canal bridge at past The Tearoom and the property is on your right. This is a shared access with the other properties down Lock Lane.

Outside

To the rear the outside can be accessed via a metal staircase to the rear

of the building, it is a fully enclosed with fencing and a partial brick wall. There are two lockable gates to the front and side for vehicles to access. The outside is mainly gravelled with a raised composite decked area and a raised shrub border.

Auction Details

The sale of this property will take place on the stated date by way of Auction Event and is being sold as Unconditional with Variable Fee (England and Wales).

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price for properties sold for up to £250,000, or 3.6% of the purchase price for properties sold for over £250,000 (in all cases, subject to a minimum of £6,000 inc. VAT). For worked examples please refer to the Auction Conduct Guide.

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

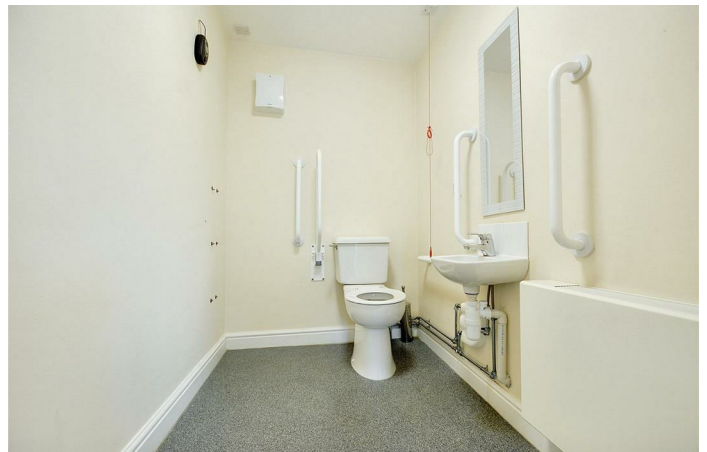
This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

Guide Price and Reserve

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.

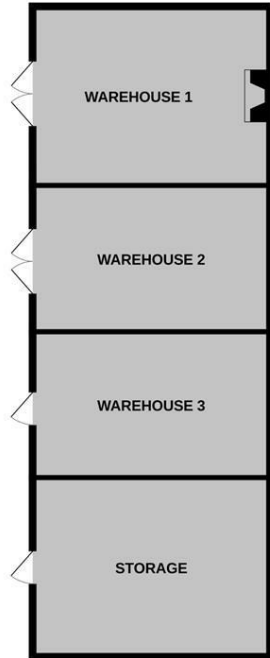
SDL Link

<https://www.sdlauctions.co.uk/property/43599/commercial-property-for-auction-nottingham/>

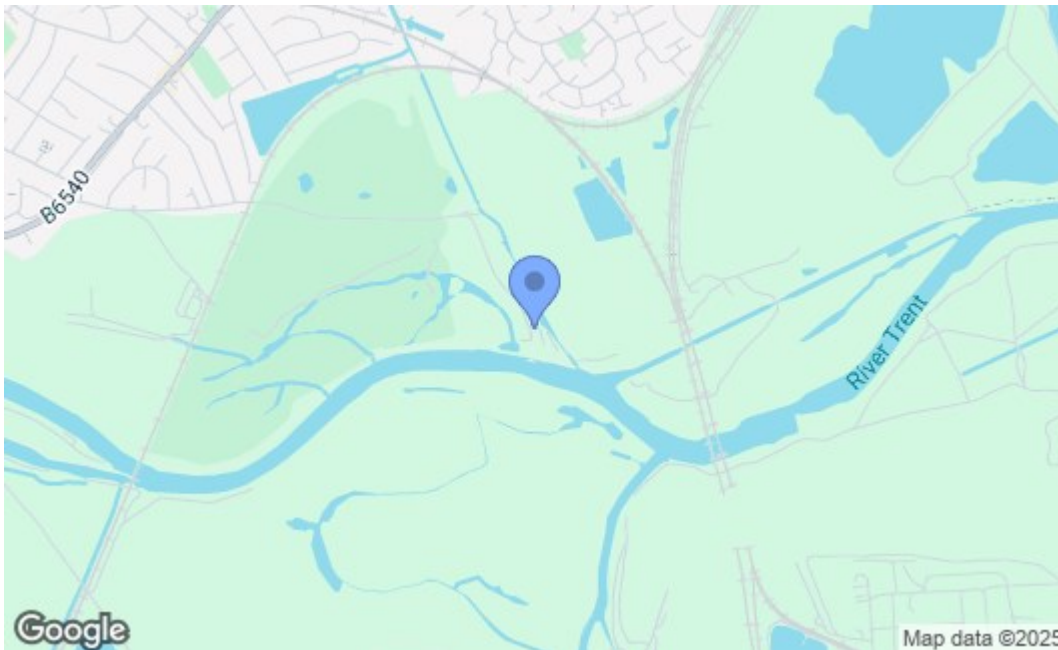
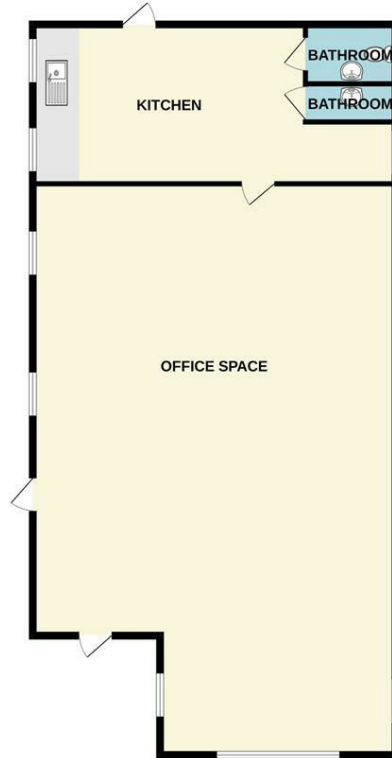




BASEMENT



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.