

A modern high quality warehouse / trade counter / light industrial unit within a fenced and gated site

810m²
(8,720ft²)

- Prominently located detached unit at the intersection of Kirkby Folly Road and Station Road
- Established trade counter location
- Fenced and gated site
- 20 car parking spaces plus additional van parking
- Immediately available



FOR SALE



Location



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The Property

The property comprises one of two similar modern warehouse / trade counter / light industrial units which were both constructed simultaneously within a fenced and gated site in a highly prominent position close to the intersection of Kirkby Folly Road and Station Road in an established trade and commercial location.

The property is highly prominent with good kerb sell presentation to Kirkby Folly Road, constructed of brick and clad elevations under a low pitched sheeted and insulated roof.

There is car parking for approximately 20 cars to the front and side of the property with an additional car park / van parking area which can accommodate a further 4 vehicles.

Personnel and trade counter access is from the front elevation with a service door providing access to an enclosed loading bay and a tarmac surfaced loading yard to the side of the property. The warehouse and trade counter is provided with a power float finished concrete floor and part block and part clad elevations under a low pitched sheeted and insulated roof. Suspended ceiling mounted lighting and gas fired warm air heating serves the warehouse and trade counter areas.



Location

The property is in an established trade and commercial location which serves the wider Mansfield, Sutton in Ashfield and Kirkby in Ashfield conurbation. The Sutton in Ashfield Town Centre is 1.2 miles to the west, Kirkby in Ashfield is some two miles to the south with the property being 3.5 miles south of Central Mansfield.

Both Station Road and Kirkby Folly Road provide access to J28 of the M1 which is 4 miles south west of the site and to the A617 Midland and Ashfield Regeneration Route (MARR) which is approx 0.5 miles to the north.

Floor Areas

We calculate the gross internal floor area of the property to be:

Floor	M ²	Ft ²
Ground floor warehouse / offices	592	6,370
First floor office content inc canteen	115	1,242
Sub total	707	7,612
Upper floor storage over the ground floor offices	103	1,108
TOTAL	810	8,720

In addition there is a steel framed timber mezzanine which interlinks with the upper floor storage over the offices which provides an additional 137m² (1,473ft²).

(This information is given for guidance purposes only)





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Rateable Value

We understand the following from the Valuation Office website:

Rating Authority: Ashfield District Council

Rateable Value: RV £37,250

Anticipated Rates Payable: £18,600 per annum

(This information is given for guidance purposes only and the above rates payable apply until April 2025.)

Planning

We believe that Cromwell Group (Holdings) Limited were granted a conditional planning consent in January 1991 and we would like to think that the use includes light industrial and warehousing uses but we are seeking to clarify further information.

EPC

The property currently has an EPC rating of D85. The EPC assessors have indicated that this is capable of being upgraded to C, and potentially B, with adaptation to the form of heating and lighting within the property – further information is available upon request.

VAT

We understand that the premises have not been opted to tax and VAT does not need to apply to the transaction.





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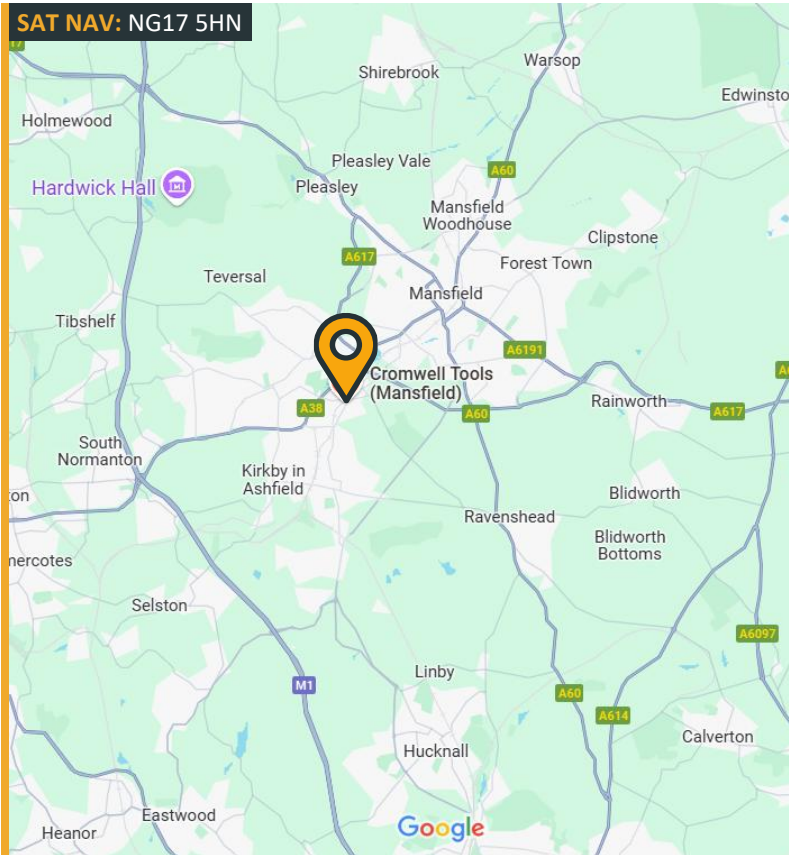


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SAT NAV: NG17 5HN



Price

The freehold interest in the property is available with vacant possession for the sum of:

£825,000

(Eight hundred and twenty five thousand pounds)

Further Information

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

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