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West Carr Road, Retford, DN22 7NH

For Sale – offers over £350,000

Industrial development site/open storage

- Accessed directly from West Carr Road
- Hard standing finish – concrete and tarmac
- Mains services on site*
- Fenced and gated

Approx. 0.869 acres (0.352 hectares)

Location

The site is located on the established West Carr Road industrial estate on the west side of Retford.

Retford is a vibrant and attractive market town with an immediate population of approx. 22,000 and a 10 mile radius population of 216,700 (Source EGi Town Report).

Description

The property consists of a secure fenced and gated site being a former industrial premises, now demolished, leaving the concrete floor slab and external tarmacked areas.

The site is held under two Land Registry Titles as identified on the redline plan which is for identification purposes only.

Site Area

Total site area approx. 0.869 acres (0.352 hectares) including ownership of the side roadway (to the left) giving access to the property to the rear. Developable site area approx. 0.75 acres (0.304 hectares).

Services*

Mains services, including electricity, believed to be to the site. Prospective buyers are required to make their own investigation with utility providers.

Business Rates

The site has been removed from the rates list so there are currently no business rates payable on it.

Planning

The last planning consent on the site was a change of use to a hand car wash (ref: 16/01523/COU) and prior to that planning was granted for a public car park (ref: 15/01413/COU). More historically, it was a furniture manufacturing and storage unit.

We believe the site can be developed for a range of commercial buildings and sizes subject to planning and other consents. Prospective parties should contact Bassetlaw District Council tel. 01909 533533.

Tenure

For sale freehold with vacant possession at offers over £350,000.

The site is to be sold with an overage provision in the event a buyer achieves a residential planning consent within a 10 year period from the sale date (uplift in value split 50:50).

Interested parties will be required to show proof of finance for the purchase and provide anti-money laundering ID etc.

Further details on request.

VAT

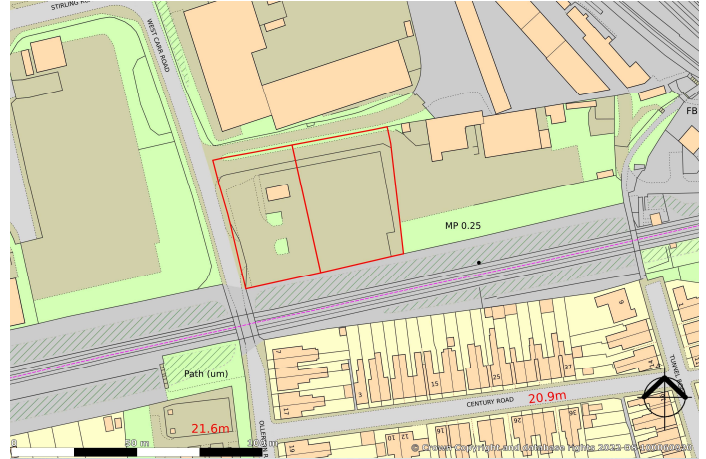
We understand that the site is not elected for VAT purposes.

Legal Costs

Each party to pay their own.

Viewing & Further Information

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