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PRIORSWELL ROAD/CANAL ROAD, Worksop,

For Sale - Guide Price £6.0m

Warehouse/distribution building with potential for redevelopment

- Warehouse on approx. 4 acres
- Min eaves approx. 8.8m
- Approx. 7 miles from M1 (J30) and A1
- EPC Band C

10,033 sq m (108,000 sq ft)

Location

The property is located in the town of Worksop. Worksop is the largest town in the Bassetlaw District of Nottinghamshire and is approx. 19 miles east-south-east of The City of Sheffield. The town has a population of approx. 44,970 (2012) and is set to expand with new areas of residential and commercial expansion identified and being delivered.

The property is approx. 7.5 miles from J30 of the M1 and 4.5 miles from the A1.

The site is located on Priorswell Road at its junction with Canal Road to the edge of the town centre. The surrounding area is principally residential. The Chesterfield Canal is to the east.

Sat. Nav. postcode S80 2BY.

Description

The site extends to approx. 4 acres and with a 1970's warehouse building of approx. 107,992 sq ft built on it. The building has a minimum eaves height of approx. 8.8m and includes offices and a two-storey showroom mezzanine.

Tenure/Terms

The property is available for sale freehold with vacant possession at a guide price of £6.0m.

VAT

VAT may be charged on the freehold price.

Planning

The property has an existing B8 (now under Class E) warehouse use with ancillary offices and showroom. The Local Authority also consider the site suitable for redevelopment. Parties should discuss this detail with The Regeneration Team at Bassetlaw District Council tel: 01909 533193.

Legal Costs

Each party are to pay their own legal costs.

Business Rates

The property is assessed to rateable value £221,000 giving a rates payable for 2022/23 of £113,152. Parties should check this information with Bassetlaw District Council.

EPC

EPC Band C.

Viewing & Further Information

Brown & Co

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RETFORD

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