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Orchard Farm Storage, Sutton on Trent, Newark NG23 6QN

For Sale £69,995 + VAT or To Let £4,740 pa + VAT

A proposed new development of small industrial/storage units

- 1.5 miles from A1 junction
- Fenced and gated site
- Units fitted with a single WC, power and water
- EPCs to be confirmed on completion

36.18 sq m (390 sq ft)

Location

The site is located off The Great North Road to the north of Sutton on Trent and within 1.5 miles of the A1 junction. Newark is approx. 9 miles to the south.

Description

The proposed new development will ultimately comprise of 31 units in two terraces. The units are in two terraces allowing units to be sold/let individually or combined to facilitate larger size requirements. Units are approx. 5.4m wide by 6.7m deep with a front height of approx. 5.5m sloping to 4m at the rear. Units will be fitted with a WC, power and water. The site is fenced and gated with car parking provision.

Accommodation

All units are approx. 36.18 sq m (390 sq ft). Adjacent units can be combined to meet larger size requirements.

Services

Mains electricity, water and foul.

Business Rates

Units are to be assessed when built. Qualifying occupiers will benefit from 100% Small Business Rates Relief.

Planning

Class E covering industrial and storage uses etc.

Tenure

For sale freehold at £69,995 + VAT per unit or to let on terms to be agreed at a rent of £4,740 pa + VAT.

VAT

VAT is chargeable on the price and rent.

Legal Costs

Each party to pay their own.

EPC Rating

To be confirmed on completion.

Viewing & Further Information

Brown & Co

29-33 Grove Street

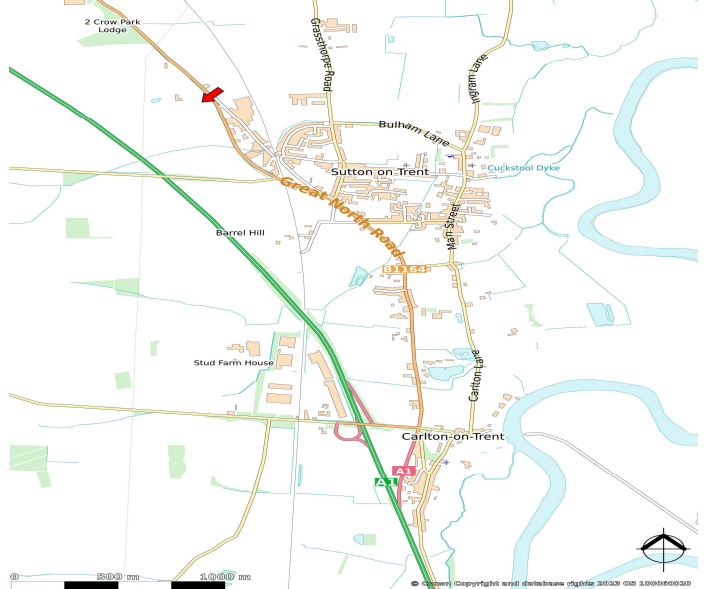
RETFORD

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Brochure prepared in December 2023



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