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Rear of 86 Newcastle Ave, Worksop, S80 1LA

For Sale - in excess of £125,000

- Former car park area plus lock-up garages/buildings
- Accessed from Newcastle Ave
- Power, including 3 phase, to some of the buildings
- A rare opportunity to buy a freehold

0.51 acre site with various industrial buildings/garages

Location

The property is located at the rear of 86 Newcastle Ave in the centre of Worksop. Access is via the driveway right of way between 84 and 86 Newcastle Ave.

Description

The site extends to a total of approx. 0.51 acres and includes an open former car park area of approx. 0.3 acres. The rest of the site consists of several basic lockup industrial/storage units some with power including 3 phase.

Note: There is currently no foul drainage nor water albeit services are believed to be in the vicinity. The site partly sits within Flood Zone 3. The site is fenced and gated.

Accommodation

Total site area approx. 0.51 acres.

Main buildings approx. gross internal areas:

Unit 1 780 sq ft

Unit 2 365 sq ft

Unit 3 514 sq ft

Unit 4 small lock-up

Block of semi derelict garages (not measured)

Services

Prospective buyers must make their own investigations.

Business Rates

The site and buildings are subject to a number of assessments for Business Rates purposes. Please check these with Bassetlaw District Council tel 01909 533533.

Planning

The buildings are assumed to have established planning use rights. Please check this with Bassetlaw District Council on any intended use of the site and units - Tel: 01909 533533.

Tenure

For sale freehold with vacant possession. Offers sought in excess of £125,000.

Proof of Funds & ID Checks

A buyer will need to be able to prove funds for a purchase and will be subject to normal anti-money laundering ID checks before solicitors are instructed.

VAT

VAT may be chargeable on the sale price.

Legal Costs

Each party to pay their own.

Further Information

Brown & Co

29-33 Grove Street

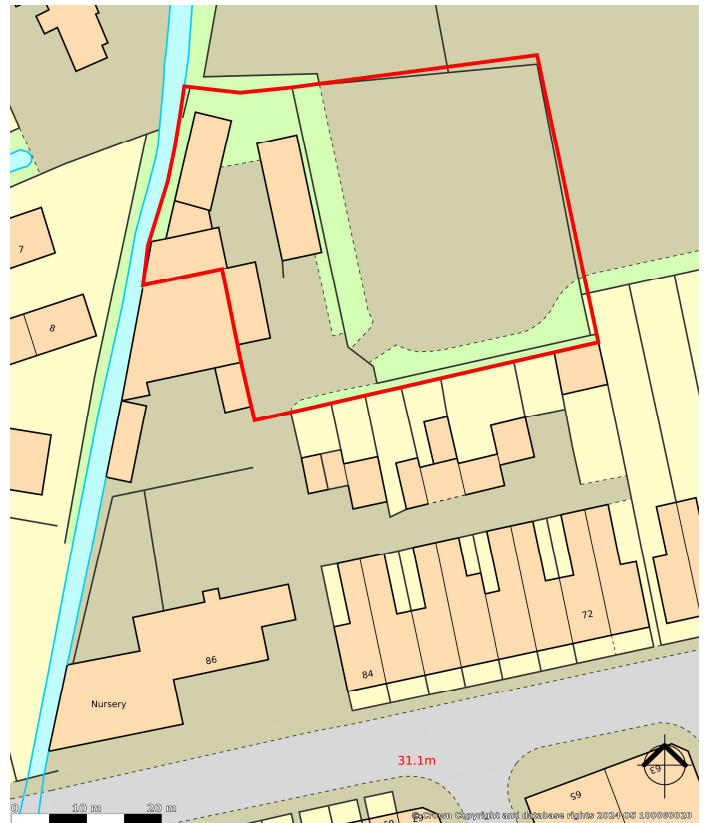
RETFORD

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Brochure prepared in April 2024



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