

0114 2449121

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Eddisons

INDUSTRIAL WAREHOUSE - FOR SALE



FORMER DIY BARGAINS, CLAYLANDS AVENUE, DUKERIES INDUSTRIAL ESTATE,
WORKSOP S81 7BQ

Price: £300,000

Size: 3,010 sq ft (279.63 sq m)

- Modern steel portal frame building.
- Eaves height of 4.75 m.
- Extensive expansion land to rear.
- Forecourt parking.
- Front and rear vehicle roller shutter.

LOCATION

The property is situated to the south side of Claylands Avenue at the heart of the Dukeries Industrial Estate.

This is an established and popular industrial estate 1 mile north west of Worksop Town Centre via the B6040 Gateford Road and 7 miles south east of Junction 31 of the M1 motorway.



DESCRIPTION

The property comprises a detached warehouse unit of steel portal frame construction, with brick elevations and profiled metal sheeting above and to the roof covering which incorporates acrylic roof lights. There are ancillary offices to the front with WC and separate works WC and store within the works.

Externally a surfaced yard and car park area provide ample open space to the front with 1/4 acre expansion land to the rear.

SERVICES

Mains three phase electricity, gas and water are believed to be available to the premises.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

ACCOMMODATION

All measurements are approximate prepared on a gross internal area basis. IPMS areas are available on request.

	M ²	SQ FT
Warehouse, WC and Store	224.5	2,417
Reception, Three Offices and WC	55.1	593
Total	279.6	3,010



PRICE

£300,000

VAT

We understand that VAT is not to be charged on the purchase price. Interested parties are recommended to take their own professional advice.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property is assessed as follows:-

Warehouse and Premises - £13,250

TENURE

Freehold

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

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T: 0114 2449121

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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EPC

The property has an EPC of E (121). A copy of the EPC is available from the agent.

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road

Sheffield

S61 2DW

Contact: Paul Oddy

Paul.Oddy@eddisons.com

(0114) 2449121

Ref: 751.1219743/PDO

For more information, visit eddisons.com

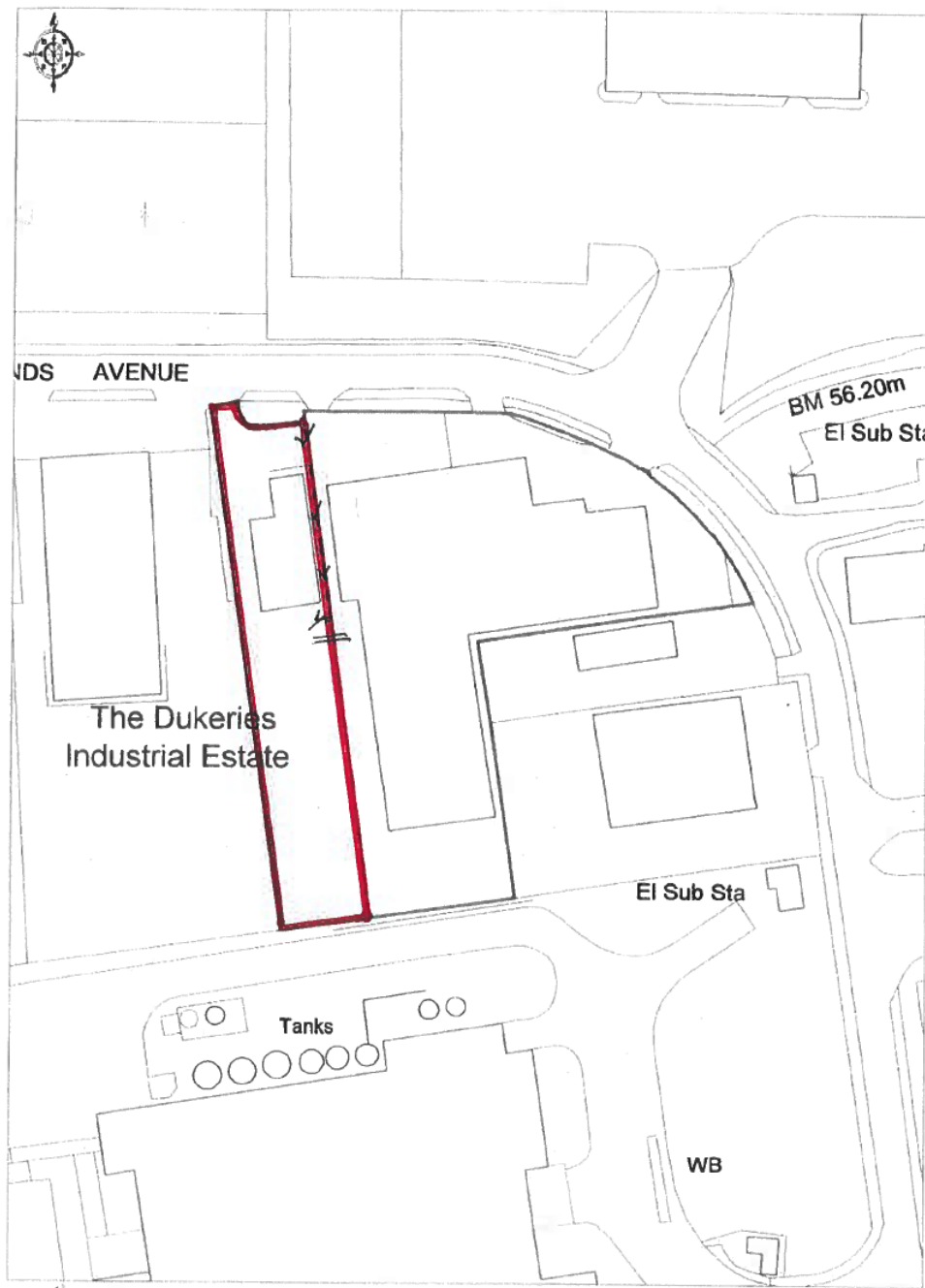
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 Ordnance Survey
© Crown copyright 2007. All rights reserved. Licence Number: 100020449. Survey Scale - 1:2500 Plotted Scale - 1:1250

Units 1/2 and Former RBS Hardwood Flooring
Claylands Avenue
Dukeries Industrial Estate
Worksop Notts

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