

**GRICE &
HUNTER**

Chartered Surveyors
Estate Agents & Valuers
Est 1924



**STATION ROAD
EPWORTH DONCASTER DN9 1JU**

**AN OPPORTUNITY TO ACQUIRE A FREEHOLD (WITH VACANT
POSSESSION) DETACHED WORKSHOP/INDUSTRIAL BUILDING SET
WITHIN ITS OWN SELF-CONTAINED YARD**



£ 275,000

Energy rating

B

- Offering approx. 253.45m²/728ft² of gross internal floor area (included within this is an element of partitioned office/kitchen etc., space).
- Junction 2 of the M180 approx. 3 miles drive.

CONSTRUCTION

Steel framed with profile steel sheet cladding to walls and dual pitched roof.

Minimum eaves height approx. 3.2 metres.

Front 5m wide roller shutter door (electrical and manual).

ACCOMMODATION (all measurements are approx. only)

Workshop 253.45m² (2,728ft²)

Included within this is a partitioned toilet and two storeplaces plus kitchen and office areas (total approx. 65.5m²/705ft²).

OUTSIDE

Yard enclosed by approx. 2 metre high steel palisade fencing. Concreted apron to front of the building, remainder tarmacadam surfaced.

SERVICES (not tested)

Mains water, electricity and drainage. Temperature control/air conditioning to office section.

Three phase electric supply.

We understand that the electrical supply comes via the adjoining premises and has its own separate meter and that the water supply is via a 'spur' off the adjoining premises.

ACCESS

Off Station Road access to the subject site is via a vehicular right of way over part of the site to the adjoining premises to the south (Max Engineering Limited).

RATEABLE VALUE

£9,100

TENURE

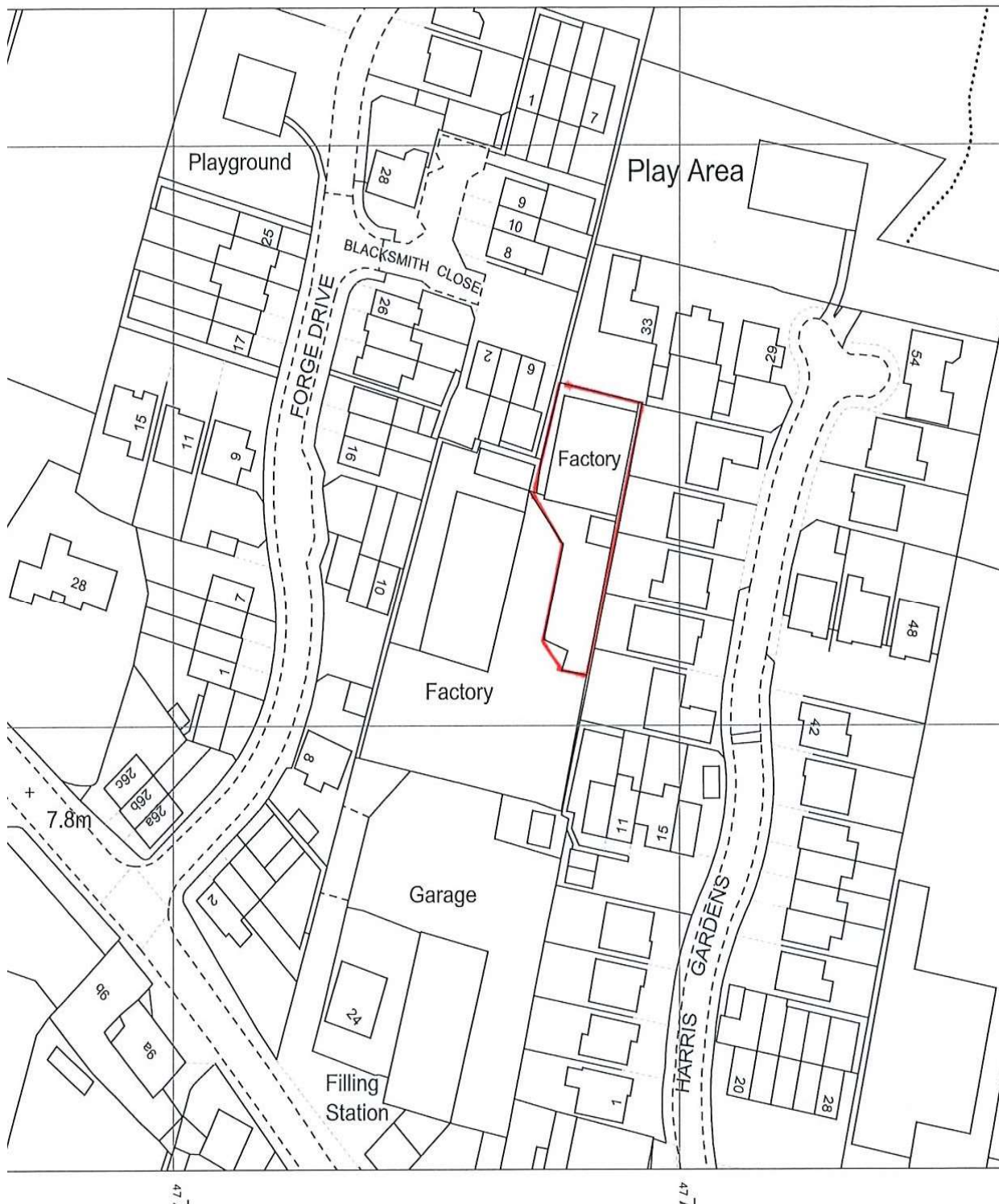
Freehold assumed.

VIEWING

Strictly by prior appointment through Grice and Hunter.



Not intended to depict exact legal boundaries – ,not to scale



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Consumer Protection Regulations

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2. All measurements, areas and distances are approximate only. Plans are for illustration purposes only and not to be used for Land Registry purposes.
3. Extracts from the Ordnance Survey are for identification purposes only and the surroundings may have changed. The plan may not be an accurate reflection of the actual boundaries and must not be used to depict legal boundaries.
4. Details regarding the Council Tax and Planning Permissions have been obtained by online or oral enquiry and we advise any interested parties to satisfy themselves with the relevant Local Authority.

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