



# Lyndon Portland Road

Shirebrook, Mansfield, NG20 8TY

Offers in the region of £975,000

We are pleased to present an exceptional commercial unit located on Portland Road in Shirebrook, Mansfield, NG20. This property is offered with no chain, making it an ideal opportunity for those looking to invest without delay.

The unit is in fantastic condition and is situated in a highly desirable area, ensuring excellent visibility and accessibility for your business needs. Currently, the property operates as a storage company and a single MOT centre alongside car sales pitch providing a solid foundation for ongoing operations.

**MOT BAY** - This is a class 4 and 7 station which means the bay is fully automated and can be operated by a single person. (OPTL)

**MAINTENANCE BAY** - Brand new two poster lift which is capable of lifting 4,000 kilos.

**SELF STORAGE** - This has 35 large shipping containers externally and 110 units internally spanning the full Ground floor and Mezzanine which can also be accessed buy a Goods Only Lift.

**CAR SALES PITCH** - Located to the front of the site with a small container used as a sales office and a pitch that can hold 25+ cars including ample space for consumer parking.





## Area Map



### Location

The site sits off Portland Road to the East side of Shirebrook. It has excellent transport links including a short drive to the M1 Motorway.

### Description

Split into three separate business which include;

MOT BAY - This is a class 4 and 7 station which means the bay is fully automated and can be operated by a single person. (OPTL)

MAINTENANCE BAY - Brand new two poster lift which is capable of lifting 4,000 kilos.

SELF STORAGE - This has 35 large shipping containers externally and 110 units internally spanning the full Ground floor and Mezzanine which can also be accessed buy a Goods Only Lift.

CAR SALES PITCH - Located to the front of the site with a small container used as a sales office and a pitch that can hold 25+ cars including ample space for consumer parking.

### Access

The access into the property is directly off Portland Road via lockable gates.

### Rights of Way, Wayleaves and Easements

We are not aware of any public rights of way crossing the property.

### Boundary Responsibility

The buyer is responsible for all boundaries.

### Local Authority & Planning

Bolsover District Council

The Arc

High Street

Clowne

S43 4JY

### Tenure

The property is understood to be freehold.

### Rateable Value

The property has a rateable value of £33,250.

### Services

We have been advised by our clients that the property has mains 3 phase electric.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.