



## Workshop with Parking Pontefract Street, Derby, DE24 8JD

**Rare Freehold opportunity, due to Relocation.**

Workshop with parking, and additional storage to each side.

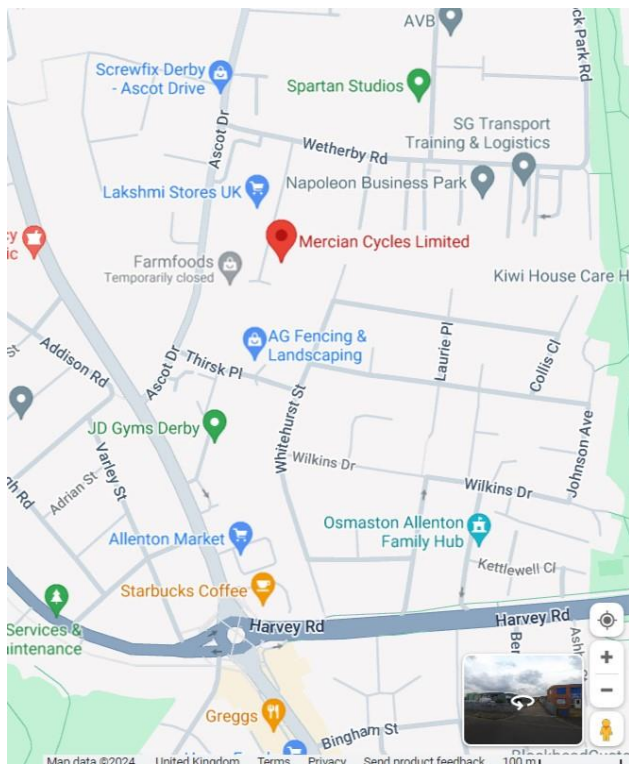
Extending to 1,734 sq. ft. / 161.1 sqm.

## OFFERS INVITED IN THE REGION OF £220,000

# Workshop with Parking, Pontefract Street, Derby, DE24 8JD

## LOCATION

The property is situated on Pontefract Street, just off Wetherby Road, which forms part of the Osmaston Park Industrial Estate, a popular trading location approximately two-miles to the south-east of Derby city centre. It affords ease of access to Pride Park, and the A52 dual-carriageway to the north. To the south is Derbys' outer ring road system, and onwards to the A50 dual-carriageway.



## DESCRIPTION

The property comprises a main workshop with office and WC facilities to the front, and additional workshop, split into three spaces, to the rear. The workshop has good natural lighting, together with strip lighting, ample power sockets, heating by way of gas blow heaters, three-phase electricity (100A/phase). The entrance door to the rear workshop is approximately 1.9m wide and 2m high. There is parking to the front for approximately five vehicles. Both sides of the property are accessible, giving access on one side to the loading doors, with two additional basic stores to the other.

## ACCOMMODATION

Reception Area with ancillary and WCs	113 sq. ft.	10.5 sqm.
Workshop split into one large, and three small	1,621 sq. ft.	150.6 sqm.
Total	1,734 sq. ft.	161.1 sqm.

## BUSINESS RATES

Workshop and Premises RV £8,900  
Subject to satisfying certain criteria, the property may be elected for Small Business Rates Relief.

## SERVICES

We understand that mains electricity, water, and drainage are connected to the property.

## PRICE

Offers are invited in the region of £220,000 (two hundred and twenty thousand pounds) for the freehold interest.

## VALUE ADDED TAX (VAT)

All prices quoted are exclusive of VAT.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned.

## VIEWINGS

Strictly by prior appointment with the sole agents: - Gadsby Nichols

Tel: 01332 290390 / 07501 525352

Email: mikewalmisley@gadsbynichols.co.uk

## OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful applicant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references.

## SUBJECT TO CONTRACT

