

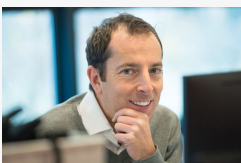


7 Welsh Croft Close, Kirkby-In-Ashfield, Nottingham, Nottinghamshire NG17 8EP

Land

- ▶ **Secure Compound**
- ▶ **0.52 acres (0.21 hectares)**
- ▶ **Established industrial location**
- ▶ **Suitable for a variety of purposes, subject to planning**

For enquiries and viewings please contact:



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Location

The site is located in Kirkby in Ashfield, a town in north Nottingham situated approximately 13 miles north of Nottingham City Centre and 5 miles south west of Mansfield town. The town provides a wide range of facilities including schools, shops and regular bus and train services to nearby towns. Welshcroft Close forms a part of the established Portland Industrial Estate located approximately half a mile north of the town centre, located off the Southwell Lane close to its junction with Lowmoor Road, one of the principal routes to the centre of Kirkby in Ashfield. The estate benefits from good road connections via the A38 dual carriageway to M1 junction 28 which sits approximately 4 miles to the west.

Description

The site is securely gated with a combination of palisade and concrete block fencing and comprises of a mix of concrete, tarmac and hardcore surfacing. The original buildings on the plot have recently been demolished to provide an open site.

Accommodation

	Hectares	Acres
Total	0.21	0.52

The site comprises 0.52 acres (0.21Ha)

Planning

We understand that by virtue of the previous use the site has the benefit for outdoor storage (B8 Use of the Town and Country Planning (Use Classes) Order, as amended). Interested parties are advised to liaise with the local authority over their intended use.

Tenure

The premises are available by way of a new lease for a term of years to be agreed.

Business Rates

The property is to be re-assessed upon occupation.

Rent

Offers sought in the region of £22,500 per annum exclusive

VAT

All figures quoted are exclusive of VAT. The property is registered for VAT which will be charged at the prevailing rate.

Legal Costs

Each party is to bear their own legal costs incurred.

Viewings

Viewings are by appointment with sole agents Innes England

Date Produced: 22-Jun-2022



