

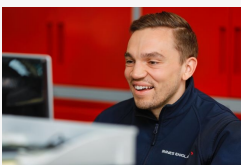


**98 Lilac Grove, Beeston, Nottingham, Nottinghamshire NG9 1PF**

## **Industrial Unit**

- ▶ **Detached industrial building**
- ▶ **Gross Internal Area 23,182 sq ft (2,153 sq m)**
- ▶ **Established location close to arterial routes**
- ▶ **Secure concrete yard**

For enquiries and viewings please contact:



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## Location

The property fronts Lilac Grove, Beeston which lies within the district of Broxtowe Borough Council.

The property has good access onto Queens Road West (A6005) which acts as the main spine road through Beeston and on to Long Eaton. Travelling eastbound along Queens Drive leads to University Boulevard and onwards to Western Boulevard, Nottingham's ring road. the main spine road through Beeston and on to Long Eaton.

The property lies approximately 3.25 miles from Nottingham City Centre. Nearby occupiers in the vicinity include Midland Fixings, Tomlinsons and Cromwell Tools.

## Description

The property comprises of two detached industrial buildings. The first situated to the front of the site has a two storey office accommodation on the front elevation and a twin bay warehouse unit of concrete portal frame construction supporting an insulated roof. The property features 3-phase power, mains gas supply and 3 tonne gantry crane.

The second building is located to the rear and comprises of a two storey brick block building with a roller shutter door. The site as a whole is available to purchaser or alternatively, the front buildings are available to purchase.

The whole of the site is c.1.25 acres and is self-contained, benefitting from a concrete yard.

## Accommodation

	Sq M	Sq Ft
Ground Floor	1,366.9	14,714
First Floor Office	282.8	3,044
First Floor Store	503.9	5,424
<b>Total</b>	<b>2,153.6</b>	<b>23,182</b>

Measurements are quoted on a Gross Internal Area basis in accordance with the RICS Property Measurement Second Edition.

## Planning

The agents understand that the property has Class E Use in accordance with the Town & Country Planning (Use Classes) Order 2020 as amended. Interested parties are advised to liaise with the local planning authority to determine that the use is compatible with their intended use.

## Tenure

The premises are available on a Leasehold or Freehold basis.

## Business Rates

The property is held over several rating assessments, an indication can be obtained from the Agents.

## Price/Rent

£1,700,000 for the Freehold of the whole site.

£1,500,000 for the front of the site.

To let at £120,000 per annum

## VAT

VAT is applicable to the rent at the prevailing rate.

## Legal Costs

Each party to be responsible for their own professional fees incurred in the transaction.

## EPC

An EPC has been requested and will be made available when to hand.

## Viewings

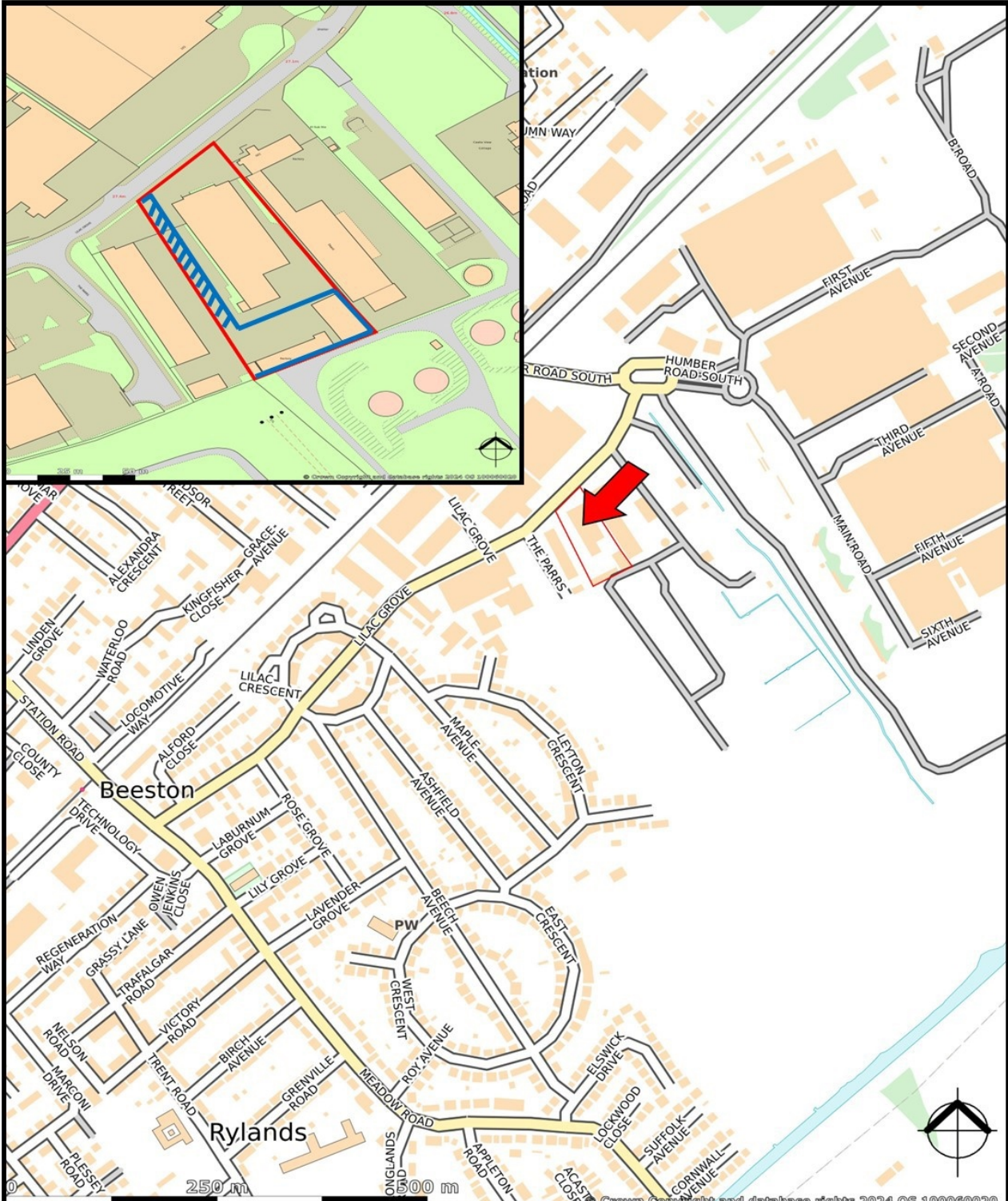
Viewings are by appointment with sole agents Innes England.

## Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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