

FREEHOLD SALE



24 Palmers Road, Emsworth, PO10 7DL
RARE INDUSTRIAL FREEHOLD WITH YARD FOR SALE

Summary

Tenure	For Sale
Available Size	2,534 sq ft / 235.42 sq m
Price	£420,000
Rateable Value	£22,750
EPC Rating	E

Key Points

- For Sale
- Industrial/Motor Trade/Trade Counter
- x3 Loading doors
- Freehold
- Yard Space with Ancillary Storage

Description

24 Palmers Road is an industrial building located in the busy town of Emsworth. The property was formerly used for motor-trade purposes, but lends itself to multiple uses, which may include motor-trade, industrial purposes, storage and distribution, trade-counter, and many more.

The property consists of and industrial unit, WC and changing area, yard, and ancillary storage by 2 garages. Property to be taken as seen.

Location

Palmers Road is located off of North Street away from the centre of Emsworth High Street close to local amenities and shops. Emsworth train station is situated 300 meters to the north, approximately 4 mins walk. Palmers Road Car park is situated 125m to the south of the estate. The A27 is approximately 1.35 miles to the west leading onto the M27, A3 & M3 motorway network.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit	2,534	235.42	Available
Outdoor - Yard	5,204	483.47	Available
Ancillary - Garage 1	317	29.45	Available
Ancillary - Garage 2	243	22.58	Available
Total	8,298	770.92	

Specification

- * 3-phase power * W.C. + Basin
- * x3 Loading doors - 3.4m (h) x 3.3m (w)
- * Min eaves to frame - 3.8m / to roof - 4.4m
- * Yard - 5,204 sq ft * Fire Alarm
- * Changing Room * Concrete floor
- * Gas industrial heaters
- * Sky lights * LED Lights
- * Steel port frame * Recently decorated
- * Garage 1 - 317 sq ft
- * Garage 2 - 243 sq ft

Terms

Freehold available at £420,000.

Business Rate

Rateable Value £22,750

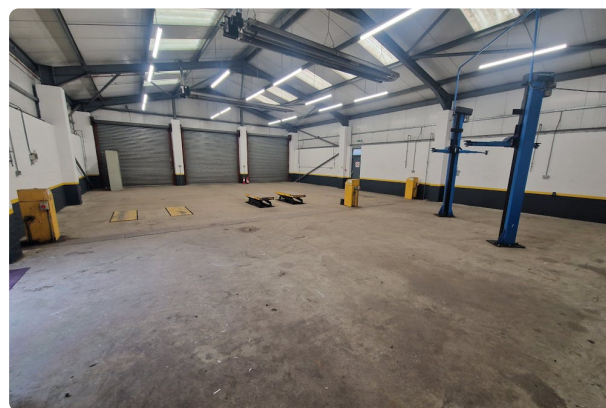
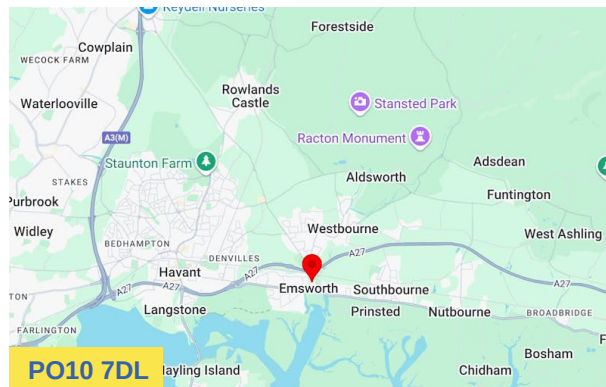
You are advised to make your own enquiries in this regard with the local authority before making a commitment to lease.

Other Costs

Legal Costs - Each party to bear their own costs incurred in the transaction.

VAT - Unless otherwise stated all prices and rents are exclusive of VAT.

VAT is applicable



Viewing & Further Information

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