



To be sold by auction on Wednesday 8th April. An interesting opportunity to acquire a freehold commercial property with gated parking for multiple vehicles. The two buildings incorporate a former end of terrace now used as a 5 room office with an additional 2-storey office with garaging and a workshop. Located within walking distance of the town centre and the mainline station with easy access to the inner distribution road.

Interested? Please contact our sales team to find out more, or to book a viewing.



- Commercial Investment Opportunity in town centre address
- Victorian end of terrace office with 5 rooms -988 sq ft
- Separate two-storey office with storage -2852 sq ft
- 2 garages, further 37'8 x 15'7 garage and workshop
- Gated parking
- For sale by Auction Wednesday 8th April at 10am





Council tax band

Council- RBC

Auction

For Sale Via Haslams Online Auction powered by Bamboo Proptech.

Auction end date and time: 8th April at 10am

The auction will be exclusively available online via our website including the legal pack information.

The registration process is extremely simple and free. Please visit Haslams website: www.Haslams.net and click on the 'online auction' tab
A 'register' button can be found on this page or by clicking into the individual listing.

Stage 1) Register your email address, create a password and confirm your account.

Stage 2) View the legal pack and arrange any viewings

Stage 3) If you would like to bid, use the 'dashboard' button and complete your ID check and enter your payment and solicitors details

Stage 4) You are ready to bid - Good Luck!

Guide price(s) are an indication of the seller's expectation. Reserve price(s) are a figure below which the auctioneer cannot sell the lot at auction. The reserve price is not disclosed and remains confidential between the seller and the auctioneer and is set within the guide range.

A legal pack and special conditions are available to download to anyone who has registered. It is the purchaser's responsibility to make all necessary legal and financial enquiries prior to placing any bids.

Some Vendors may consider offers prior to the auction. These offers can only be submitted via Haslams and under auction conditions. The complete legal pack would need to be inspected before an offer would be considered.

Please get in touch if you have any questions regarding Online auctions or would like to arrange a viewing.

Additional information:

Parking

The property has a gated parking area for multiple vehicles with 2 garages and a 37'8 x 15'7 garage and workshop.

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

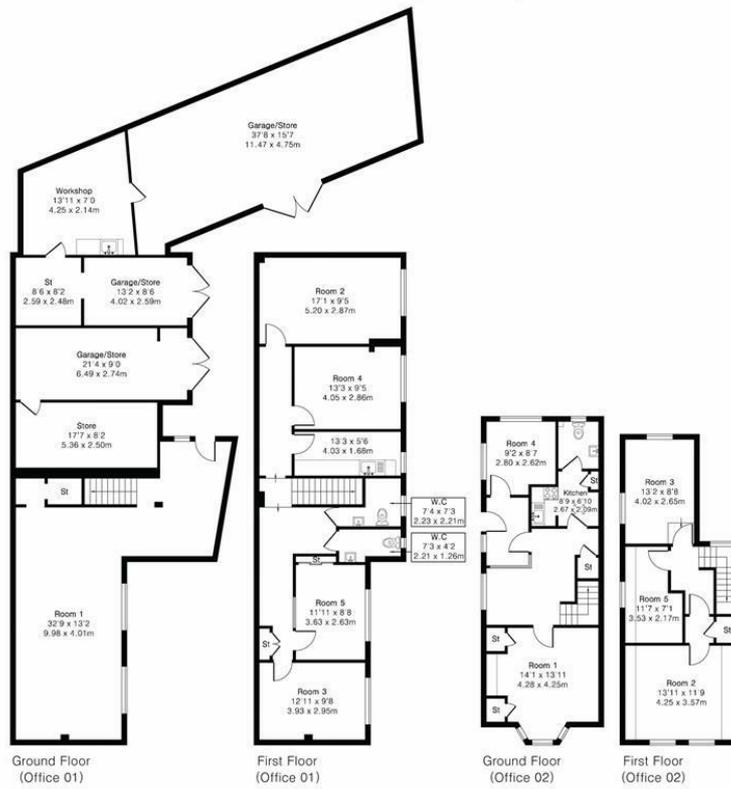
The owner of 100 Addison Road has a pedestrian right of access over the area of driveway in front of the gates, please refer to the legal pack.

Floorplan

**Approximate Gross Internal Area 3840 sq ft - 357 sq m
(Including Garage)**

Office 01 Area 2852 sq ft – 265 sq m

Office 02 Area 988 sq ft – 92 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.