



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.

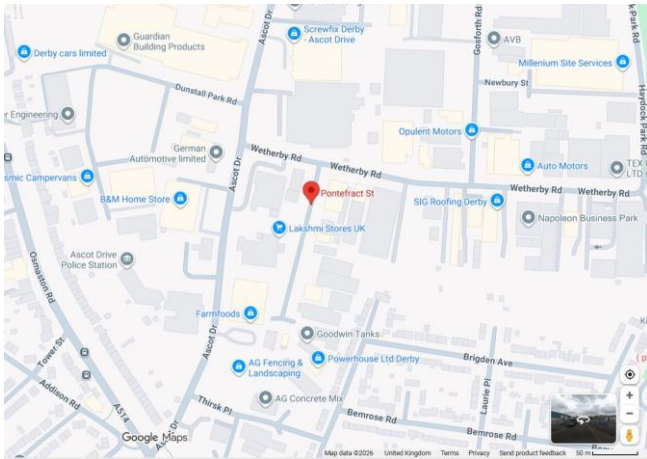
**OFFERS INVITED IN THE REGION OF £220,000**



# 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 approx. 2-miles to the southeast of Derby city centre. The location affords ease of access to Pride Park, and the A52 to the north. To the south is Derbys' outer ring road system, and onwards to the A50.



## DESCRIPTION

The property comprises a main workshop with office and WC facilities to the front, with 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, and three-phase electricity (100A/phase). The entrance door to the rear workshop is approx. 1.9m wide and 2m high. There is parking to the front for approx. 5 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 GIA	1,734 sq. ft. / 161.1 sqm.

## SERVICES

We believe that mains electricity, water and drainage are all connected to the property. No tests have been undertaken, and no warranties are given or implied.

## BUSINESS RATES

Workshop & Premises £9,500. Subject to satisfying certain criteria, the property may be elected for Small Business Rates Relief.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

F134, expiring 28.05.2034.

## TERMS

The property is available freehold. Offers are invited in the region of £220,000 (two hundred and twenty thousand pounds).

## VALUE ADDED TAX (VAT)

We understand that VAT will be payable on the purchase price.

## VIEWINGS

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

Tel: 01332 290390 / 07501 525352

Email: [mikewalmisley@gadsbynichols.co.uk](mailto: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