



Premises occupied by GW Heath, Castle Lane Industrial Estate, Melbourne, Derbyshire, DE73 8JB

Former Builders Yard with joinery workshops, offices, ancillary and storage space, with secure compound.

Site area of 0.214-acres / 0.086-hectares or thereabouts,
with the buildings extending to 2,428 sq. ft. / 225.57 sqm.

Rare opportunity to acquire freehold units with land, and potential for further development, subject to the necessary planning consents.

Likely to be of interest to owner occupiers, investors, or developers.

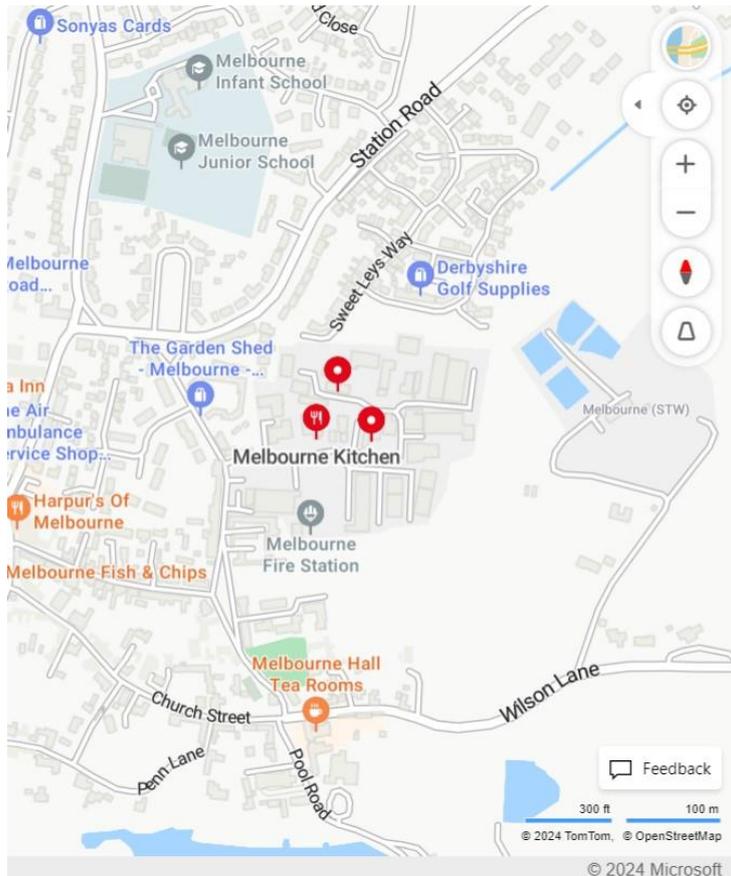
Offers Invited in Excess of £250,000



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LOCATION

The property is situated within Castle Lane Industrial Estate, on the outskirts of Melbourne. Melbourne is a popular Market Town and lies 8-miles to the south of the City of Derby, and 4-miles southwest of the Market Town of Castle Donington. Melbourne benefits from its central locality within the UK, and ease of access is afforded to the A453, M1, A50, and A42.



DESCRIPTION

The property has been used and occupied as a builders yard for many years, and comprises a single-storey joinery workshop, with concrete floor, concrete-block walls, and monopitch roof overlaid with profile sheeting, which interconnects with a 2-storey building providing storage accommodation of the ground floor, and offices on the first floor. The first floor offices comprise 2 separate offices, kitchen, and WC, with LED lighting, and electric storage heaters.

Facing the joinery workshop are 3 lock-up stores/workshops, together with an open-sided covered timber store. The workshop closest to the entrance to the site has been refurbished, and has concrete floor, sliding timber loading access door, and profile sheetclad roof. To the rear of the site is a concrete-surfaced yard, currently used for outside storage purposes, but could equally be used for car parking or redevelopment.

To the front of the site are large, steel gates, with car parking area, and portacabin messroom, with further WC.

FLOOR AREAS

Joinery Workshop	922 sq. ft. / 85.6 sqm.
Adjacent Store	322 sq. ft. / 29.9 sqm.
FF Offices	300 sq. ft. / 27.8 sqm.
Former Glass Store	269 sq. ft. / 25 sqm.
Secure Store	162 sq. ft. / 15.08 sqm.
Open-Sided Timber Store	295 sq. ft. / 27.42 sqm.
Workshop/Store	453 sq. ft. / 42.13 sqm.
TOTAL GIA (excluding timber store)	2,428 sq. ft. / 225.57 sqm.

Site Area 0.214-acres / 0.0866-hectares, or thereabouts.

PLANNING

The property has existing and established use rights for B2 and B8 uses, as defined by the Town and Country (Use Classes) Order 1987, (Amended) (England) Regulations 2020.

SERVICES

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

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BUSINESS RATES

From enquiries of the Valuation Office agency (VOA) website, we note the property is assessed for non-domestic rating purposes as follows: -

Store & Premises RV £8,200

TENURE

The property is available Freehold, with vacant possession available upon completion.

PRICE

Offers are invited in excess of £250,000 (two hundred and fifty thousand pounds).

VALUE ADDED TAX (VAT)

All prices quoted, are exclusive of VAT.

LEGAL COSTS

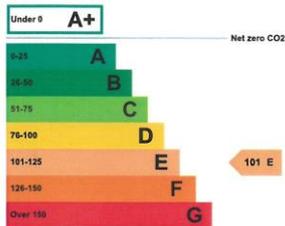
Each party to be responsible for their own legal costs, in connection with this transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of E101. A copy of the full EPC can be made available from the agents.

Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

22 A

If typical of the existing stock

64 C

VIEWINGS

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

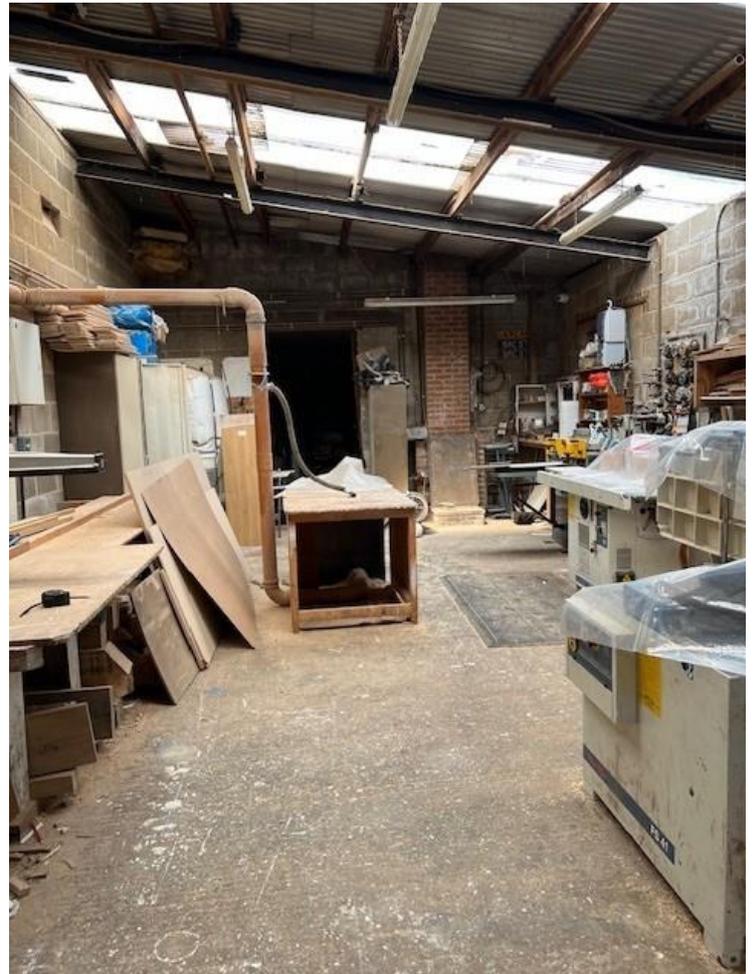
Tel: 01332 290390

Email: andrewnichols@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



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