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56a Sandy Lane, Worksop, S80 1SR

£88,000 FOR SALE

Workshop building

- Detached building fronting Sandy Lane
- Rear access door
- Lighting and power
- EPC TBC

70 sq m (755 sq ft)

Location

The property is located on Sandy Lane which is a predominantly residential street on the edge of Worksop town centre.

Description

The property is a detached workshop building on a site of approx. 0.05 of an acre.

The property has an access road down the righthand side of approx. 8' width so this only gives limited access to the rear loading door. The line of the access is to be fenced to delineate it from next door's access. The rear site boundary opens onto another ownership. Any party should refer to the Title Plan to understand this.

The building has lighting and power albeit currently cut off so any buyer will need to arrange for a reconnection at their cost.

The property does not currently have water or foul drainage connected.

Accommodation

Total building area on a gross internal basis:

70 sq m (755 sq ft).

Services

As noted above under description.

Business Rates

The property is assessed to rateable value £4,300. Qualifying businesses will be able to claim 100% Small Business Rates Relief. Please contact Bassetlaw District Council on 01909 533533 to check this information.

Planning

Previously used as a vehicle workshop. Any change of use may require planning consent. Please contact Bassetlaw District Council on 01909 533533.

Tenure

For Sale Freehold at a guide price of £88,000.

VAT

VAT may be chargeable on the sale price.

Legal Costs

Each party to pay their own.

EPC Rating

TBC

Viewing & Further Information

Brown & Co

29-33 Grove Street

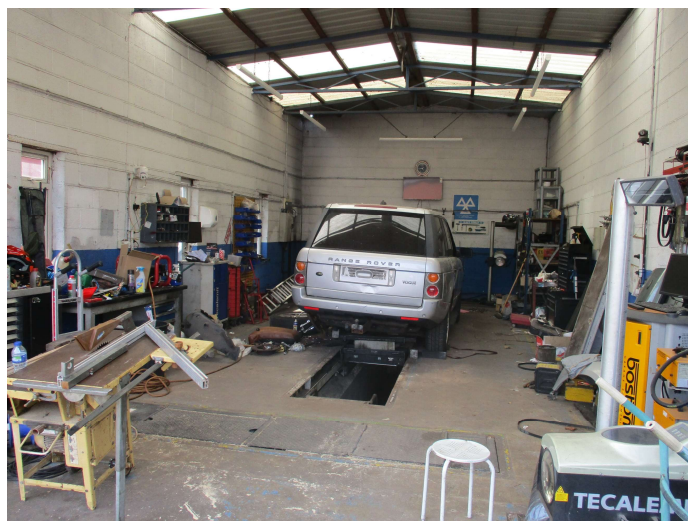
RETFORD

DN22 6JP

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Details prepared June 2025



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