

Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



INDUSTRIAL PREMISES

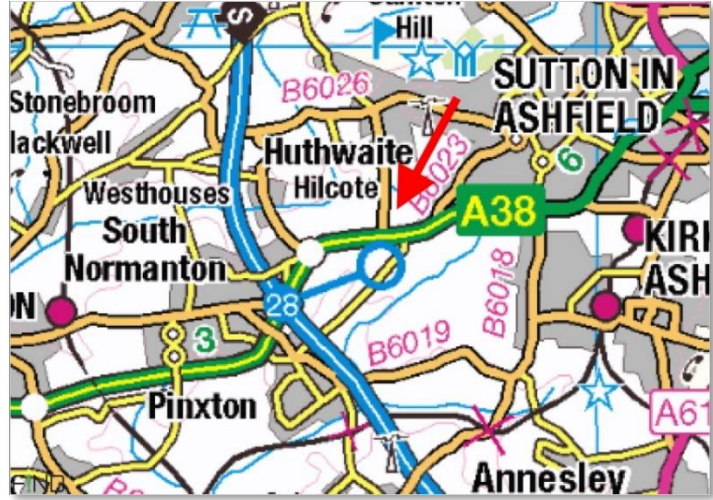
3 Fulwood Road North, Sutton-in-Ashfield – NG17 2NB

- 675.45 sq m (7270 sq ft)
- Very well located just off the A38 only 1.5 miles east of J28 M1
- Suitable for ongoing industrial use or potential for other uses subject to consent
- Yard to front
- Rare freehold opportunity

FOR SALE

LOCATION

The property is very well located only 1.5 miles East of Junction 28 of the M1 Motorway. The property lies just off the A38 adjacent the B6027 on the Fulwood Industrial Estate.



DESCRIPTION

The premises comprise a single bay industrial premises which was last used for window manufacturing and glazing.

The property has a single roller shutter loading door in the front elevation which is 4.25m high x 4.29m wide.

The property has a height to eaves of 3.74m

ACCOMMODATION

Description	Sq. m	Sq. Ft
Warehouse	675.45	7270
Yard	To front	

BUSINESS RATES

The premises have a rateable value of £23,250. The amount payable is calculated using the appropriate UBR and applying any reliefs.

For further info please visit www.gov.uk/calculate-your-business-rates

ASKING PRICE

The property is available freehold at £250,000.

VAT is payable.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser/tenant. We will undertake a search with a Credit Reference Agency for the purposes of verifying the identity provided. For further information please contact the agents.

VAT & COSTS

VAT will be payable at the prevailing rate.

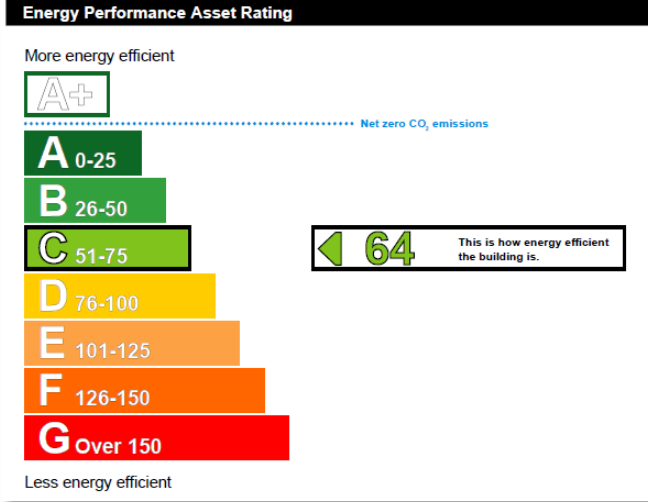
Each party are to be responsible for their own costs.

Energy Performance Certificate HM Government
 Non-Domestic Building

Glassart UK Ltd
 Unit 3, Fulwood Road North
 SUTTON-IN-ASHFIELD
 NG17 2NB

Certificate Reference Number:
 0198-9181-2130-4500-6103

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.



VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact the agents – Mark Jenkinson and son

Surveyor acting: Philip Dorman MRICS
 Tel: 0114 276 0151
 Email: philip@markjenkinson.co.uk

Disclaimer – Jan 2020

These particulars are believed to be correct, however their accuracy is not guaranteed and they do not form any part of any contract.

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