

Richardson

Wakerley Works
Bourne Road
Essendine PE9 4LT

FOR SALE £620,000



- Industrial / Warehouse
- Gated Yard
- Potential For Development
- Site Area Of 0.85 Acres
- 1,558 Sq M (16,771 Sq Ft)
- Close To Stamford & A1
- On Site Parking
- Epc: G



Sheep Market House, 3-4 Sheepmarket,
Stamford, PE9 2RB

www.richardsonsurveyors.co.uk

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LOCATION

The property is located on the A6121 Stamford to Bourne Road in the village of Essendine within its own fenced and gated site, on the edge of an established industrial area. Nearby occupiers include Central Wool Growers, Stamford Storage & Herbs In A Bottle.

DESCRIPTION

The property comprises a detached warehouse / industrial unit of predominately steel portal frame construction, with a height to eaves of approximately 5 meters.

There are single and two storey brick built offices to the front elevation and a small external compressor house / store to the rear. Internally the unit provides a mix of open and partitioned test / workshop space. The property benefits from translucent roof panels, oil fired heating to the offices and production area, two vehicle loading doors as well as good loading access and on site car parking.

There is also an external vehicle wash down bay to the side of the building.

The site has potential for residential development subject to the grant of the necessary planning consents.

ACCOMMODATION

The premises have been measured in accordance with the RICS code of measuring practice on a gross internal floor area basis.

Warehouse and offices 1,558 Sq M (16,771 Sq Ft).

SITE AREA

The site as edged red on the plan attached extends to some 0.34 Hectares (0.85 Acres).

SERVICES

We understand that mains three phase electricity, water and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Richardson and prospective purchasers must rely on their own investigations as to their existence and condition.

BUSINESS RATES

From enquiries made of the Valuation Office website, we understand that the following rating assessment applies:-

Rateable value: £49,250 Interested parties should however rely on their own enquiries as to the amount of rates payable.

TERMS

The property is available freehold with full vacant possession. We understand the property attracts VAT.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

EPC

An Energy Performance Certificate (EPC) has been obtained with a performance of G.

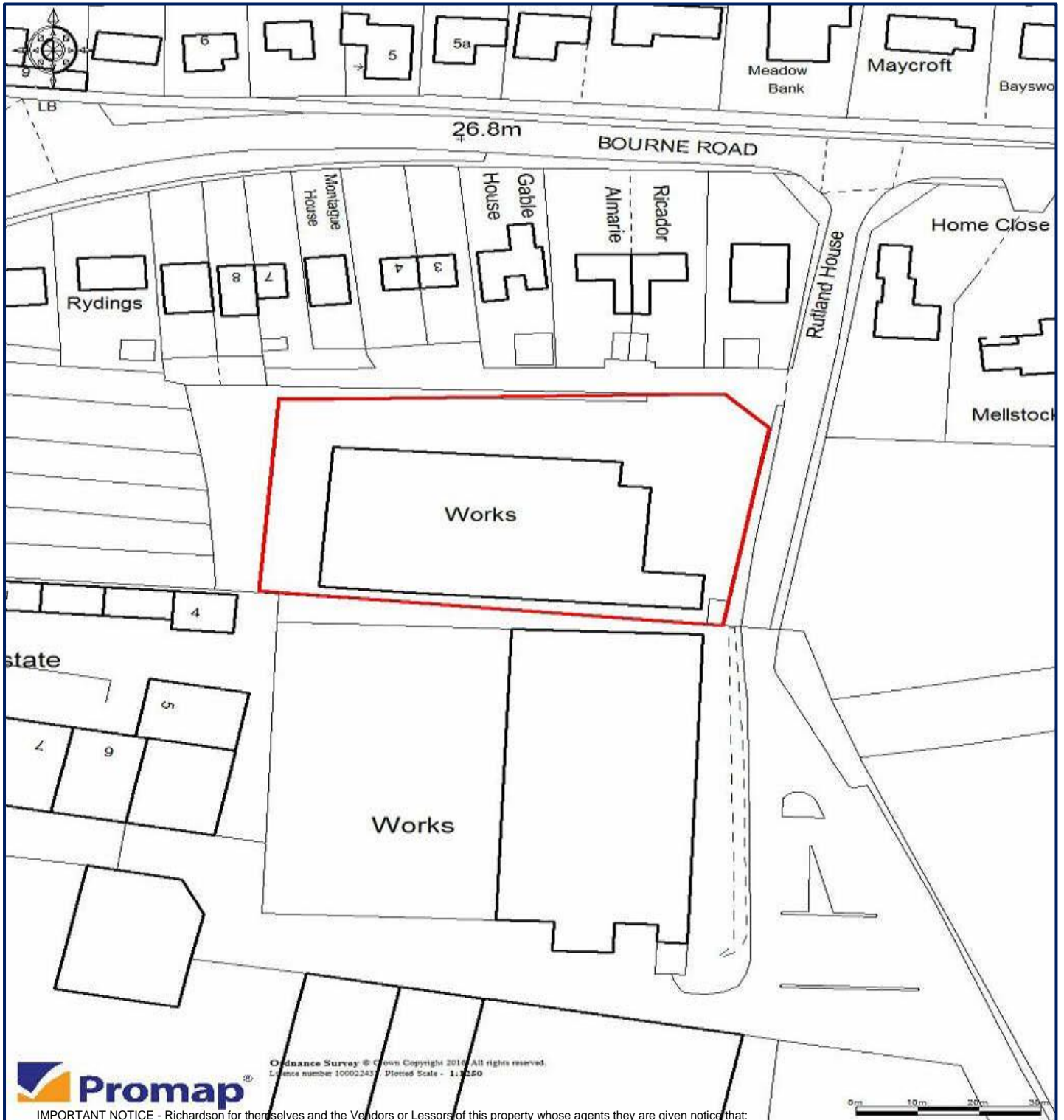
VIEWING

For an appointment to view or further information please contact -

Andrew Leech 01780 758007 e: aleech@richardsonsurveyors.co.uk

Callum Dickinson 01780 758005 e: cdickinson@richardsonsurveyors.co.uk





IMPORTANT NOTICE - Richardson for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. These particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
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4. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

MEASUREMENTS AND OTHER INFORMATION - All measurements are approximate. Whilst we endeavour to make our sales details reliable, if there is any point which is of particular importance to you, please contact the agent, who will be pleased to check the information for you, especially if you will be travelling some distance to view the property. Electrical and other appliances mentioned within the sale particulars have not been tested by Richardson, therefore prospective purchasers must satisfy themselves as to their working order. The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and way leaves, all other rights, whether mentioned in these particulars or not.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that no delay in agreeing a sale.