

MUSSON LIGGINS

Chartered Surveyors · Property Consultants · Valuers

· PROPERTY ·

30 Clarendon Street
Nottingham
NG1 5HQ
Tel: 0115 941 5241
Fax: 0115 950 0946

· PARTICULARS ·

CONFIDENTIAL

FOR SALE/TO LET

**OPERATIONAL PETROL SERVICE STATION
WITH ASSOCIATED WORKSHOPS AND MOT BAY**



POTTERY SERVICE STATION

NOTTINGHAM ROAD

BELPER

DERBYSHIRE

DE56 1JL

First Floor

| | | |
|---------------|--------|-------|
| • Office | 8.82 | 95 |
| • Rear Garage | 52.89 | 569 |
| • Canopy | 100.00 | 1,076 |

ADDITIONAL FACILITIES ON SITE**Air**

The site contains a free air machine.

Underground Tanks

The site has, we are advised, the following, although these figures should be verified by prospective purchasers.

| | |
|----------------|---------------|
| • 1 x Diesel | 8,500 litres |
| • 1 x Diesel | 18,000 litres |
| • 1 x Unleaded | 37,000 litres |

In addition, LPG has recently been installed at the property.

PLANNING

We understand that the premises have planning consent as a petrol filling station due to the long standing use in this category. However, prospective purchasers should satisfy themselves through their own planning enquiries as to their proposed use.

The property lies within the boundaries of Amber Valley District Council whose Planning Department can be contacted on 01773 570222.

RATING ASSESSMENT

We have been verbally informed by Amber Valley District Council that the subject property is assessed for Rating purposes as follows:

| | |
|----------------------------|----------------|
| 2005 Rateable Value | £15,000 |
|----------------------------|----------------|

However, we would suggest that any potential purchaser should satisfy themselves as to the current Rateable Value.

TENURE

The property is available freehold, subject to the existing business, or with vacant possession upon completion should this be necessary. The property is also available by way of a new lease for a term of years to be agreed at a commencing rental of £24,000 per annum exclusive of rates on an effectively Full Repairing and Insuring basis subject to the ongoing trading entity.

ASKING PRICE

Offers in excess of **£400,000 (Four Hundred Thousand Pounds)** are sought for the freehold interest in the subject property as a trading entity.

Audited accounts will be provided to genuinely interested prospective purchasers by written request only.

VALUE ADDED TAX

All figures quoted are exclusive of VAT which may apply.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in connection with this transaction whether it proceeds to finality or not.

VIEWING

This property is available on a **STRICTLY PRIVATE & CONFIDENTIAL BASIS**. Please do not approach anyone at the property directly.

Viewing is strictly by prior appointment only through the sole agents:

**Musson Liggins
30 Clarendon Street
Nottingham
NG1 5HQ**

Tel: 0115 941 5241

Fax: 0115 950 0946

Please ask for Graham Parkinson

e-mail: gsp@mussonliggins.co.uk

ML/GSP/239

(Prepared on 8 January 2007)

SUBJECT TO CONTRACT

PROPERTY MISDESCRIPTIONS ACT 1991 NOTICE

Musson Liggins Limited, for themselves and the Vendors or the Lessors of the property whose Agents they are, give notice that:

i) The particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute, nor constitute part of, any offer or Contract.

ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details, are given in good faith and without responsibility and are believed to be correct, but intending Purchasers or Tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them;

iii) No person in the employment of Musson Liggins Limited has any authority to make or give any representation or Warranty whatever in relation to this property.

All statements contained in these particulars are believed to be correct but their accuracy is not guaranteed, nor do they form part of any Contract or Warranty. Unless specified to the contrary, interested parties should note the following:

1 All dimensions, distances and floor areas are approximate and for guidance purposes only.

2 Information on tenure or tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Purchasers/Lessees are strongly recommended to have this information verified by Solicitors.

3 Information as to Rating matters and Town and Country Planning matters has been obtained by verbal enquiry only from the appropriate Local Authority. Interested parties are recommended to verify this information in writing prior to entering into any commitment to purchase or lease.

4 All plans supplied by the Agents are provided solely to assist in the identification of the property.

5 All figures quoted are exclusive of VAT unless expressly stated to the contrary. All interested parties are strongly recommended to satisfy themselves as to the position on VAT by independent written enquiry.

6 All information on the availability of mains services is based on information supplied by the Vendor/Lessor. All other statements regarding service installations do not warrant the condition or serviceability of the installations referred to.

All statements contained in these particulars are believed to be correct, but their accuracy is not guaranteed, nor do they form any part of any contract or warranty. Unless specified to the contrary, interested parties should note that all distances and floor areas are approximate and are given for guidance purposes only and information on tenure or tenancies has been provided to us in good faith by the Vendor/Lessor of the property. Prospective Lessees are recommended to have this information verified by their Solicitor and Chartered Surveyor.