

# MUSSON LIGGINS

Chartered Surveyors · Property Consultants · Valuers

· PROPERTY ·

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

· PARTICULARS ·

## MODERN JOINERY WORKSHOP FOR SALE

**165.65 sq m (1,783 sq ft)**

**UNIT D SIDINGS ROAD, LOWMOOR ROAD INDUSTRIAL ESTATE,  
KIRKBY IN ASHFIELD, NG17 7JZ**



- **On Site Parking**
- **B1 Planning Consent**
- **Modern Workshop Accommodation**
- **Machinery Included in the Sale (see itinerary)**



## LOCATION

The subject property is situated with a frontage directly onto Sidings Road on the Lowmoor Road Industrial Estate. This is an existing and established Industrial Estate being situated approximately half a mile to the north of Kirkby In Ashfield town centre.

Within half a mile to the north of the subject property is the A38 which provides direct access to Mansfield town centre located approximately 5 miles to the north east. To the west links are available with Junction 28 of the M1 motorway, approximately 3 miles distant.

Links from the A38 are available to the Mansfield/Ashfield regeneration route between the A38 and the A617 which now provides direct access to the A1, approximately 20 miles to the north east.

## DESCRIPTION

The subject property is a semi detached, single storey industrial unit, of brick elevations beneath a pitched interlocking tiled roof.

Internally the property benefits from an eaves height of approximately 3.59m, benefiting from a suspended ceiling within the main warehouse areas and is heated by way of gas fired hot air blowers with part of the office accommodation benefiting from electric wall mounted heaters.

## ACCOMMODATION

|                  | sq m          | sq ft        |
|------------------|---------------|--------------|
| Workshop         | 141.12        | 1,519        |
| Kitchenette      | 7.62          | 82           |
| Office/Entrance  | 16.91         | 182          |
| <b>Total GIA</b> | <b>165.65</b> | <b>1,783</b> |

## INTERNALLY

Machinery in connection with the Vendor's Joinery business is included in the sale of the property if required. (see itinerary to the rear of these particulars)

## EXTERNALLY

The property does benefit from an area of land to the side elevation which is shared and used for loading purposes, although there are car parking facilities to the rear of the property

## RATING

We have been verbally informed by Ashfield District Council that the subject property is currently assessed with a 2005 Rateable Value of £6,500.

We would recommend that potential purchasers make their own enquiries with the Valuation Office Agency with regard to the rates payable for the specific user. Further information can be found at [www.voa.gov.uk](http://www.voa.gov.uk).

## PLANNING

We have been informed by Ashfield District Council that the subject property has planning consent for B1 use within the Town & Country Planning (Use Classes) Order of 1987. We would recommend that and purchaser makes formal enquiries with regard to the use of the property with Ashfield District Council's Planning Control Department, telephone 01623 450 000.

## TENURE

The Freehold interest of the property and machinery are available at offers in the region of

**£120,000**

**(One Hundred and Twenty Thousand Pounds)**

## LEGAL COSTS

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

## VIEWING

Strictly by appointment only through the sole agents:

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

**Tel: 0115 941 5241  
Fax: 0115 950 0946**

**Please ask for David Bladen  
e-mail: [dcb@mussonliggins.co.uk](mailto:dcb@mussonliggins.co.uk)**

## SUBJECT TO CONTRACT

**ML/DCB/278**

## Machinery Itinerary

The following items of machinery are included in the sale of the property:

- Dimension Saw
- Spindle Moulder
- Overhead Router
- Band Saw
- Planer
- Bed Sander
- Extraction Unit for all machinery
- 5 x Chopsaws
- Spray Booth with extraction
- Compressor
- Air Tools

## Note

The above itinerary has been provided by our client.



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dcb@mussonliggins.co.uk

## 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.

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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.