

FORMER MOTOR GARAGE - FREEHOLD FOR SALE

- 1,098 Sq Ft (102 Sq M)
- Prominent Roadside Frontage



Description

The property comprises a self-contained single storey industrial building of traditional brick construction beneath a flat roof, and benefits from both side and front hardstanding/parking.

Important Note: Centro Commercial have not tested any services, heating system, electrical system, appliances, fixtures and fittings, that may be included in this property and would advise interested parties to satisfy themselves as to their condition or investigating the presence of any deleterious materials.

Location

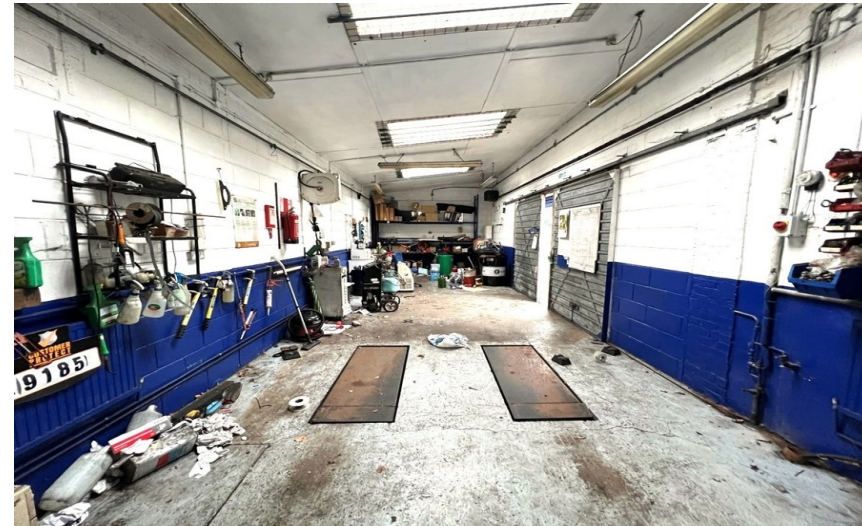
The property is prominently located on southern side of Stanley Park Road, close to the junction with Stanley Road, and almost opposite Sainsbury's Local.

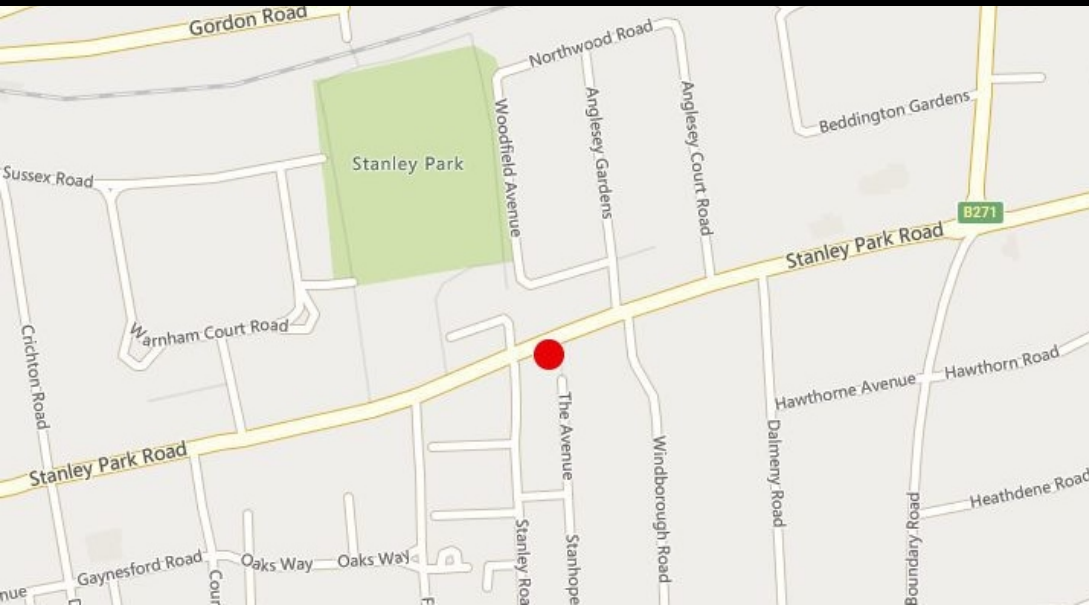
Accommodation

The premises have the following approximate floor areas.

Area	Sq Ft	Sq M
Unit A	517	48.03
Unit B	581	53.97
Total Gross Internal Floor Area	1,098 Sq Ft	102 Sq M

All dimensions and measurements are approximate, however these are based upon the principles laid down in accordance with the RICS Code of Measurement Practice.





Terms

The premises are available Freehold for sale with full vacant possession.

Price

Offers are sought in Excess of £700,000 for the Freehold interest.

Rates

According to the Government website the property has a 2023 Rateable Value of £8,500. NB: The rates actually payable may be subject to transitional relief.

VAT

The property has not been elected for VAT.

EPC

An EPC has been applied for and will be available shortly.

Legal Costs

Each party is to be responsible for their own costs in this transaction.

Viewing

Strictly by appointment through Sole Agents:



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020 8401 1000

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