

**INDUSTRIAL UNIT**

**FOR SALE**



**3 Willow Road, Yaxley PE7 3HT**

801.1227938



**BTG**  
**Eddisons**

# 3 WILLOW ROAD

YAXLEY, PE7 3HT



Agreement

For Sale



Detail

Industrial Unit



Price

£140,000



Size

100.0 sq m (1,076 sq ft)



Location

Yaxley, PE7 3HT



Property ID

801.1227938

**For Viewing & All Other Enquiries Please Contact:**



**GAVIN HYNES**  
DIRECTOR

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## Property

- Steel portal frame
- End terrace unit
- Parking to the front
- Electric roller shutter door
- Lean to front extension (162 sq ft)
- Office, kitchen and WC

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	sq m	sq ft
Total GIA	100.0	1,076
Width	8.34 m	
Depth	11.99 m	

## Energy Performance Certificate

Rating: C (74)

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Rates

**Charging Authority:** Huntingdon District Council  
**Description:** Workshop and Premises  
**Rateable Value:** £9,000

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

**100% small business rates relief is available to a qualifying occupier.** Further details on request to the selling agent

## Tenure

The property is available **For Sale freehold.**

## Price

**£140,000.**

## VAT

VAT is not chargeable in addition to the sale price..

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

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Willow Road is an area of light industrial units off Mere View at Yaxley. This location is approximately 3 miles from the Junction 16 of the A1 (M) at Norman Cross with access to the Parkway system around Peterborough being approximately 2 miles to the northeast.





