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Clock Court, Dinnington, S25 3QD

To Let / For Sale*

Good quality modern office/business units

- Courtyard layout – fenced and gated
- Designated parking
- Air conditioned
- EPCs band B

**90.21 sq m (971 sq ft) to 168.4 sqm
(1,813 sq ft)**

Location

Clock Court is located fronting onto Outgang Lane at Dinnington. Dinnington is approx. 15 miles west of Sheffield and 7 miles north of Worksop. J31 of the M1 is approx. 3.5 miles.

The adjacent land is to be developed for a fast-food takeaway restaurant. Other close by facilities include the Monk's Bridge Farm restaurant/pub.

Description

Clock Court is a courtyard development of 10 self-contained office/business units. The central area provides parking and is fenced and gated.

Units vary in sized (see current availability) and are fitted with air conditioning, perimeter trunking, suspended ceilings with lighting, WCs and small kitchenette areas.

Accommodation

Approx gross internal areas:

Unit 4	90.21 sq m	(971 sq ft)
Unit 6	90.58 sq m	(975 sq ft)
Unit 7	168.43 sq m	(1,813 sq ft)

Please check the current availability with the agents.

Units 6 & 7 are adjacent and could be combined.

Services

Not tested by the agents.

Business Rates

Unit 4 RV £9,800

Unit 6 RV £9,800

Unit 7 RV £16,250

Units 4 & 6 will qualify for 100% Small Business Rates Relief for qualifying businesses.

Please check the above and the rates payable (the RV is not the amount payable – the current payable is 49.9p in the £) with the Local Authority Rates Department.

Planning

Offices and other uses under Class E.

Tenure

Units are To Let or For Sale. Quoting term (subject to contract):

Unit 4 To Let at £10,000 pa. For sale at £125,000

Unit 6 To Let at £10,000 pa. For sale at £125,000

Unit 7 To Let at £18,000 pa. For sale at £199,000

* Note: sales maybe by way of a long leasehold "virtual freehold".

The landlord charges an estate service charge and recharges building insurance.

VAT

Vat is charged in the rents and sale prices.

Legal Costs

Each party to pay their own.

EPC Rating

Units have a band B rating.

Viewing & Further Information

Brown & Co

29-33 Grove Street

RETFORD

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