

WORKSHOP, FOR SALE

106 OVERSETTS ROAD

Newhall, Swadlincote, DE11 0SN



KEY FEATURES

- Price: £150,000 Guide price
- 1,430 Sq Ft (132.85 Sq M)
- Detached Workshop
- Recently Redecorated
- Four new roller shutter doors (2.7m x 2m)
- Forecourt Parking and Loading
- Suitable for a range of commercial units STP
- Village location

OMEETO DERBYSHIRE

01332 840 328
derbyshire@omeeto.co.uk

omeeto.co.uk

OMEETO

FOR SALE - WORKSHOP

LOCATION

Swadlincote is a town in South Derbyshire District c5 miles southeast of Burton upon Trent and 12 miles southwest of Derby.

The workshop for sale is located in Newhall Village, a predominantly residential area approximately 2 miles from Swadlincote Town Centre and 5 miles from Burton on Trent.

The unit is located on Alma Road, off Oversetts Road which connects to B5353.

DESCRIPTION

Detached workshop with yard. Recently redecorated, open plan unit with four newly fitted roller shutter doors (2.7m W x 2m H), WC facilities, concrete flooring, LED strip lighting and full security system with CCTV. Eaves height of 2.4m. Suitable for a variety of commercial uses, STP.

Externally, the property benefits from a front yard for parking and loading. The property has permitted operating hours of; Weekdays: 08:00 - 18:00 and Saturday: 08:00 - 13:00.

ACCOMMODATION

The accommodation has been measured on a Gross Internal Area basis (GIA) in accordance with the RICS Code of Measuring practice.

FLOOR	Sq Ft	Sq M
TOTAL	1,430	132.85

PLANNING

We believe the property has been used under Class E (Commercial, Business and Service) of the Town and Country Planning Use Class Order 2020 but may be suitable for a range of professional uses STP. All parties should confirm the planning position with the relevant Local Authority.

The property has permitted operating hours of;
Weekdays: 08:00 - 18:00
Saturday: 08:00 - 13:00

SERVICES

All mains services with the exception of gas are connected to the property. The agents give no guarantee in respect of connectivity or capacity and interested parties must rely on their own investigations.

TENURE

Workshop for sale freehold.

PRICE

The premises is available to buy for £150,000 Guide price.

VAT

All figures are quoted exclusive of VAT, we are advised the property is not registered for VAT.

EPC

B(47)

VIEWING

Please contact us or visit www.omeeto.co.uk for full details. Physical viewings with proceedable parties can be arranged on request by contacting our commercial property agents. OMEETO do not take any responsibility for any loss or injury caused whilst carrying out a site visit.

OMEETO DERBYSHIRE

01332 840 328
derbyshire@omeeto.co.uk

omeeto.co.uk

The OMEETO logo is located in the bottom right corner of the page. It consists of the word "OMEETO" in white, uppercase, sans-serif font, set against a dark red background that is part of a larger graphic element.

FOR SALE - WORKSHOP

ANTI-MONEY LAUNDERING

Any offer accepted is subject to completing AML checks.

PAPER COPYING LICENCE

100062569

PARTICULARS UPDATED

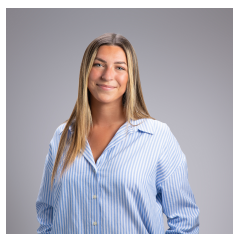
01-Sep-2026

NOTE

Plans, maps drawings are not to scale.

OMEETO

Please check our website for a suite of photos, video's and virtual tour. Users can also access our data room for various property documents.



CONTACT

Ruby Scott-Mullen

01332840328

07398390967

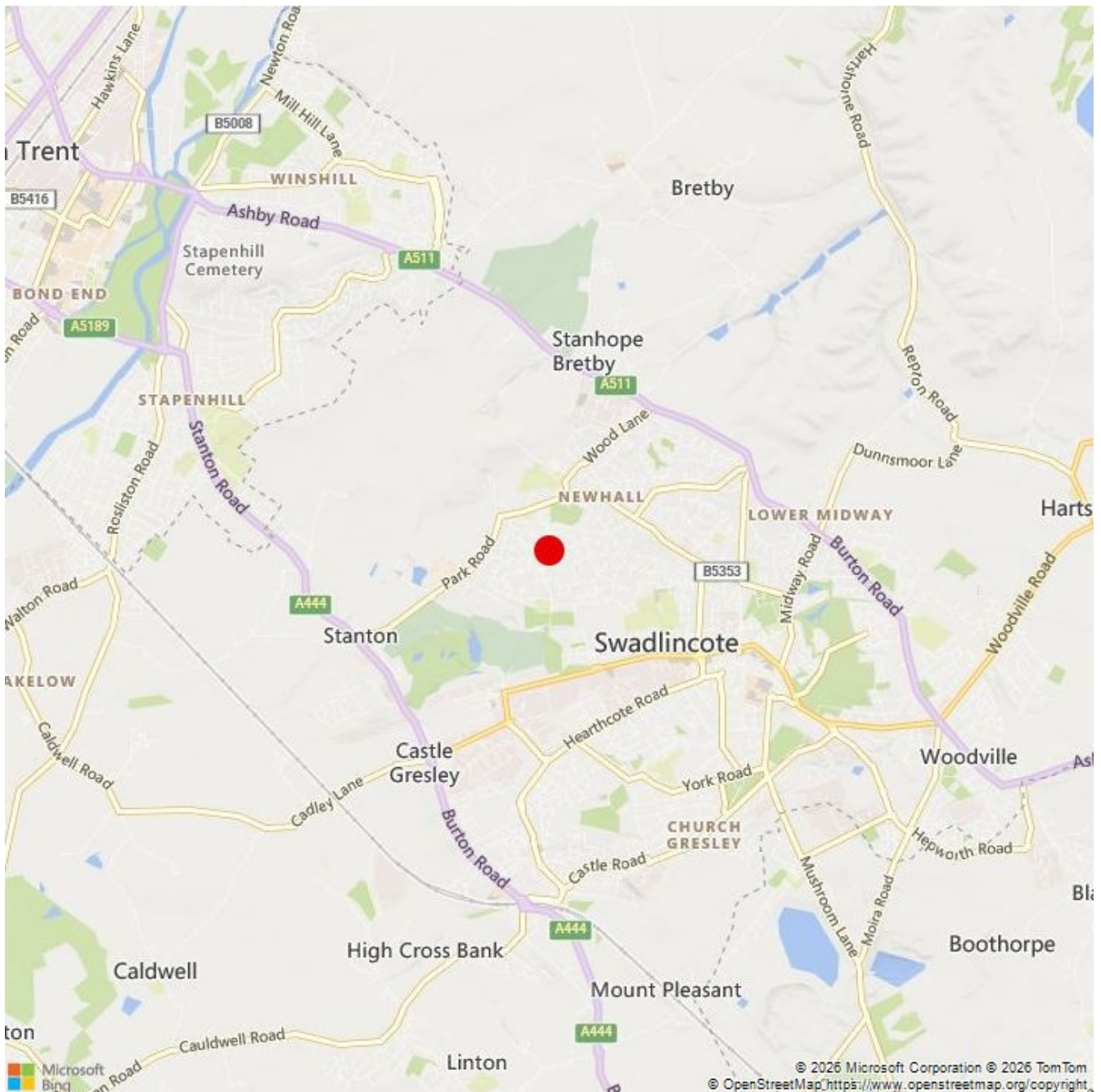
rubysm@omeeto.co.uk

IMPORTANT NOTICE

1) Omeeto are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made by word of mouth or in writing.
2) These particulars do not form part of any offer or contract and "information" must not be relied upon as statements, representations or facts.

3) All measurements, areas and distances are approximate and for guidance. All descriptions, conditions, permission for use and occupations should not be relied upon and it should not be assumed that the property has all necessary planning, building regulation or other consents. Services, equipment and facilities etc have not been tested. Any interested party must satisfy themselves on these matters by inspection, independent advice or otherwise.
4) Photos, video's, virtual tours etc show only certain parts of the property as they appeared at the time of inspection.

OMEETO



OMEETO DERBYSHIRE

01332 840 328
derbyshire@omeeto.co.uk

omeeto.co.uk

OMEETO