

For Sale

7 Lincoln Road Pocklington Industrial Estate

YO42 1NR



- Workshop Unit with Secure Yard & roller shutter door
- 1,164 sq ft ground floor with 667 sq ft mezzanine
- Refurbishment project



01759 301114

Commercial Property Consultants

procters.net

Workshop Building

7 Lincoln Road Pocklington Ind Est YO42 1NR



Location

Located at the top end of Lincoln Road.
What 3 Words: confined.dupe.graceful
Lincoln Road is not an adopted highway.

Description

The property comprises workshop premises with a secure yard.

Ground Floor 1,164 sq ft gross internal area

Mezzanine 667 sq ft gia

Total Area 1,831 sq ft

The accommodation includes wcs, offices and staffroom.

The property would benefit from refurbishment.

Terms

The freehold is for sale at a guide price of £185,000 subject to probate.

Services

Electricity is connected. There is a waste treatment plant on site which services the surrounding units. We understand those properties that benefit pay a proportion of the costs. To be confirmed. There is no gas connection.

Business Rates

The property has a Rateable Value of £8,900. With a multiplier of 43.2 pence in the £, rates payable would be £3,844, subject to Small Business Rates Relief.

EPC

An EPC will be provided on request.

Anti Money Laundering & Due Diligence

Interested parties will be required to provide full AML information and provide full details of intended use.

Costs

Each party is to bear their own costs incurred in any transaction.

Viewing and further information

Contact Nick Procter njp@procters.net
07958 672506

SUBJECT TO CONTRACT



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