



Commercial Premises, Slack Lane, Heanor, Derbyshire, DE75 7GX

Detached Industrial premises, with ancillary Offices.

Extending to 6,332 sq. ft. / 588.3 sqm.

Self-contained site.

Suitable for existing use, or refurbishment/redevelopment.

Available freehold or leasehold.

£350,000 / £31,000 pax

Gadsby Nichols

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Residential

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Commercial

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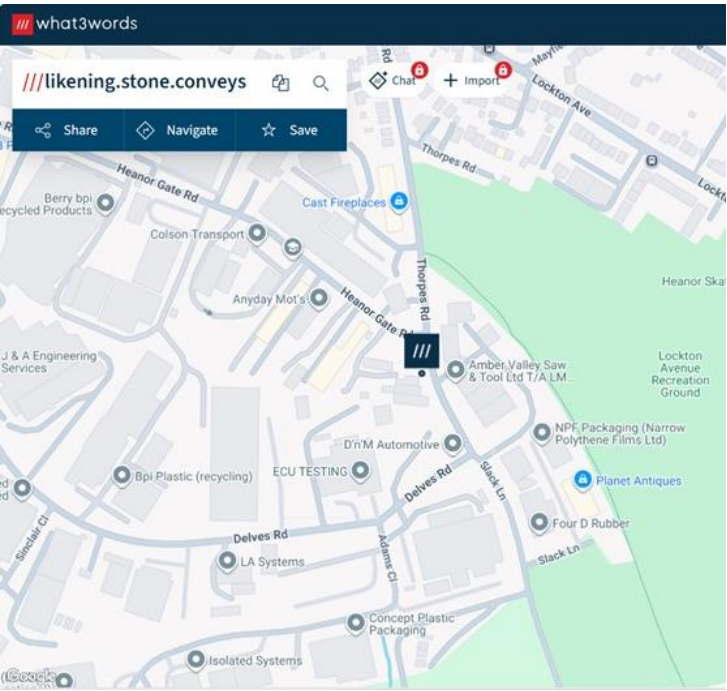


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LOCATION

The premises are located on the corner of Heanor Gate Road, Slack Lane and Thorpes Road, Heanor. Heanor Gate Industrial Estate is a popular trading location, with a number of commercial, industrial, and office properties. Lying just southwest of Heanor town centre, and approximately 8-miles northeast of the city of Derby, and circa. 9-miles southwest of the city of Nottingham. The A610, the M1/A38 link road, is within 2.5-miles travelling distance, providing commuting access to the M1 at junction-26, some 7-miles distant.



DESCRIPTION

The premises comprise a range of industrial units with ancillary offices, within a fenced, self-contained site. Externally, there are various parking/storage areas, with useful covered, open-fronted store.

The building would suit its existing use, or for refurbishment, or redevelopment.

FLOOR AREAS

Open-fronted Store (7.1m x 4.9m)	374 sq. ft./34.8 sqm
GF Office One (2.8m x 3.5m)	108 sq. ft./10.1 sqm
FF Office Two (2.9m x 7.4m)	231 sq. ft./21.5 sqm
Landing Office Three (2.6m x 6.2m)	173 sq. ft./16.1 sqm
Workshop	
34.2m x 7.57m	2,786 sq. ft./259 sqm
4.8m x 9.5m	491 sq. ft./45.6 sqm
14.87m x 18.6m, less 3m x 7m	2,543 sq. ft./236.3 sqm

TOTAL GIA

Offices	512 sq. ft./47.6 sqm
Workshop	5,820 sq. ft./541 sqm
Outside Store	374 sq. ft./34.8 sqm



SERVICES

We understand that mains electricity, water, and drainage connected. No tests have been undertaken, and no warranties are given or implied.

PLANNING

The premises fall within Use Classes E & B8 as defined by the Town & Country Planning (Use Classes) Order 1987, (Amended) (England) Regulations 2020.

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BUSINESS RATES

The premises are assessed for non-domestic rating purposes, with the description 'Workshop and Premises', and a rateable value of £23,750 with effect from 1st April 2023. However, we understand that this will change to £28,000 with effect from 1st April 2026.

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned.



TERMS

The premises are available freehold, with vacant possession provided upon completion.

Alternatively, the premises are available by way of a brand new full repairing and insuring lease, for a term to be negotiated.

PRICE

The premises are available freehold at an asking price of £350,000 (three hundred and fifty thousand pounds).

The premises are available leasehold at an asking rent of £31,000 (thirty-one thousand pounds) per annum exclusive (pax).

VALUE ADDED TAX (VAT)

We are waiting for clarification of the VAT element in respect of the rent and purchase price.

VIEWINGS

Strictly by prior appointment with the sole agents: -
Gadsby Nichols

Tel: 01332 290390 / 07501 525352

Email: mikewalmisley@gadsbynichols.co.uk

OUR ANTI-MONEY LAUNDERING (AML) POLICY

In accordance with AML regulations, TWO forms of identification will be required from the successful applicant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references.

SUBJECT TO CONTRACT



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