



FOR SALE - BUSINESS UNITS, WAREHOUSE
OAK TREE BARN WAREHOUSE, BEARSTONE ROAD, KNIGHTON,
MARKET DRAYTON, TF9 4HE



PRICE

- Offers in the region of £525,000 exclusive

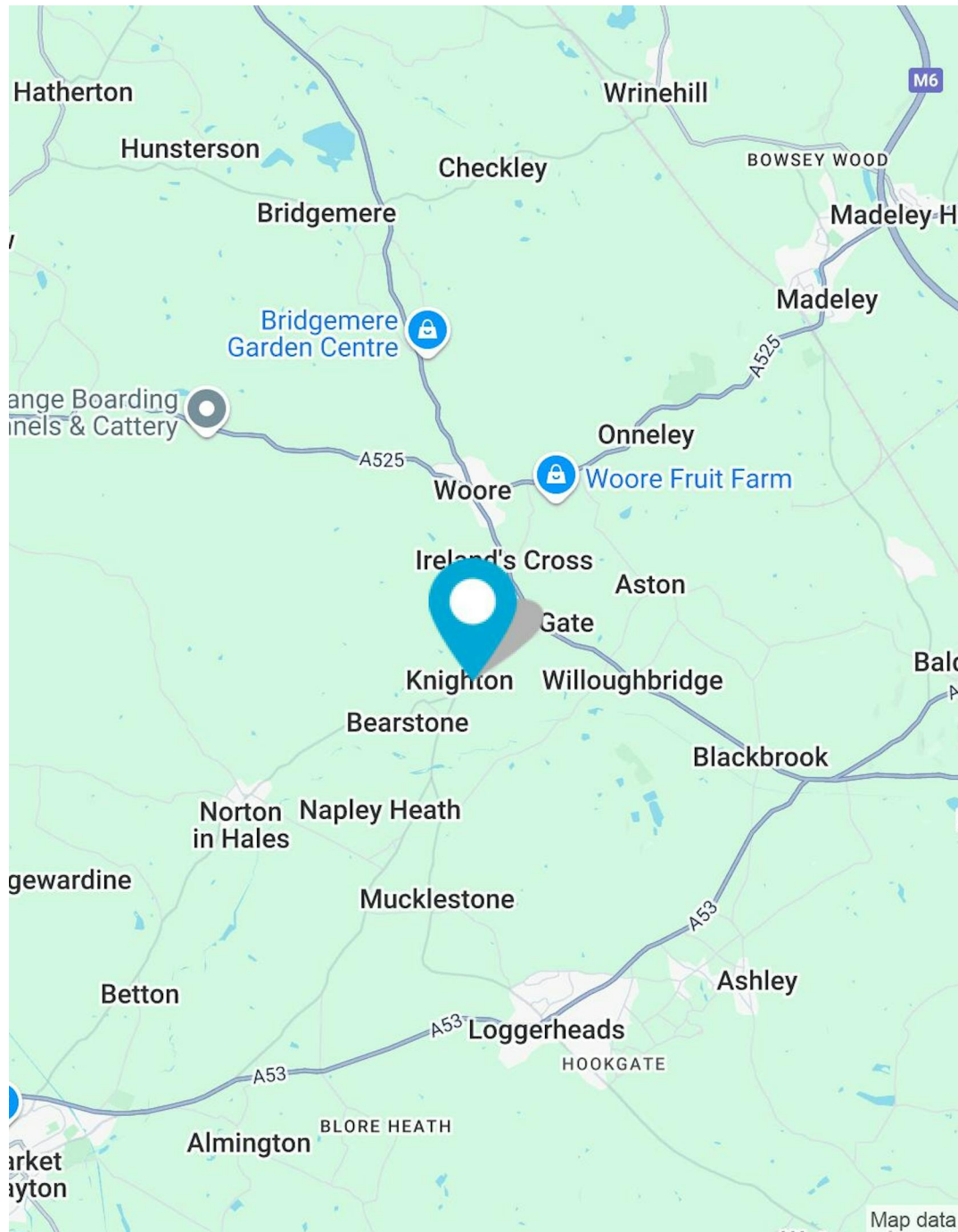
KEY POINTS

- Well-present commercial unit suitable for storage purposes
- Total Gross Internal Floor Area of approximately 7,847 sq ft (728.94 sq m)
- External Yard
- Currently arranged as offices with welfare facilities and warehouse with approximately 6 metre eaves height



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7,847 SQ FT

01743 450 700



LOCATION

The property is accessed from Barstone Road in close proximity with the junction with the B5026 on the edge of the village of Knighton on the Shropshire/Staffordshire border. The property is located on the south side of Barstone Road.

The property is accessed via a private driveway off Barstone Road that is shared with residential properties that are in "third party" ownership.

Knighton is a hamlet part of the parish of Adbaston. The property is located approximately 9 miles from the town of Market Drayton, 12 miles from the town of Woore and approximately 17 miles from Newcastle Under Lyme. The property is located in proximity to the A53 that provides access to the national road network.

ACCOMMODATION

NAME

Building - Warehouse & Office
Outdoor - Total Site Area

SIZE

7,847 sq ft
0.40 Acres



DESCRIPTION

The property comprises of a high quality detached commercial unit that is arranged to provide a Total Gross Internal Floor Area of approximately 7,847 ft sq (728.94 m sq).

The unit is arranged to provide offices, welfare facilities and warehouse accommodation. The property is of portal framework under a profile sheet roof cover. The unit has an eaves height of approximately 6 metres and an up and over door with a width of approximately 5.46 metres. The property is well presented and an internal inspection is recommended to fully understand the potential.

The unit has external parking area that is in the main concreted.

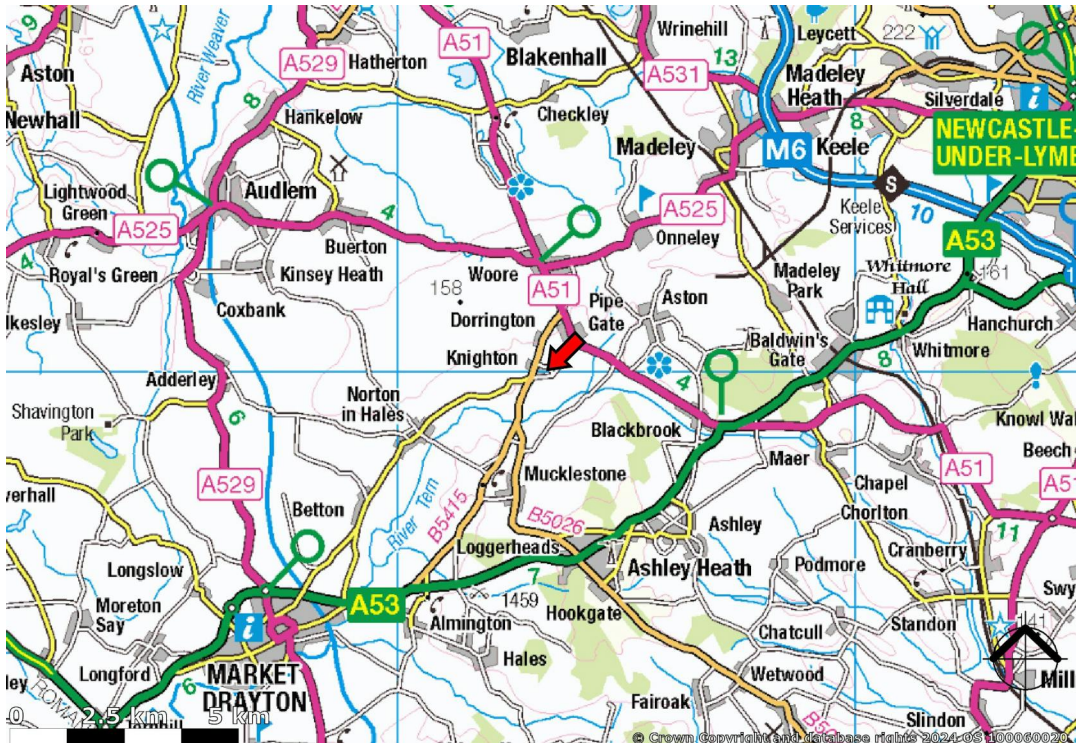
The property benefits from a planning consent for use for storage purposes. The property is accessed via a shared access road and would lend itself to a variety of commercial uses subject to any statutory consents.



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PLANNING

Prospective parties should make their own enquiries
We understand that the property benefits from planning consent for Use Class B8 of the Town and Country Use Classes Order 1987 (storage)

SERVICES

(not tested at the time of inspection)
Mains electricity (single phase currently with three phase available), private water and mains drainage are available. The property is heated by an oil-fired central heating system.
The offices are fully functional with Cat5 data cabling and electrical power throughout, high speed internet available.
Heating/Cooling in the offices are by way of an Air Conditioning unit, the warehouse is heated by Powrmatic Oil fired warm air blower.
The kitchen & WC both are unheated but have hot/cold water supply.

WHAT 3 WORDS

hagging.admiringly.tonality

TENURE

The property is offered for sale freehold with vacant possession. The property is held under part of Title Number SF473001.

Alternatively, consideration may be given to the letting of the property subject to terms. Further details are available from the selling agent upon request.

PRICE

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VAT

Not applicable. The property is understood to not be elected for VAT, therefore VAT will not be charged.

RATES

We have made online enquiries to the local authority and were advised as follows:
Rateable Value: £11,000
Rates Payable: £5,489 per annum

LEGAL COSTS

Each party to bear their own costs. Each party to be responsible for their own legal costs in connection with the transaction.

EPC

C (60)

CONTACT

Viewings strictly by prior arrangement with the agent. For more information or to arrange a viewing, please contact:

JAMES EVANS

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