

FOR SALE

REDEVELOPMENT OPPORTUNITY

Manchester House, Church Street East, Pinxton, NG16 6JN



Key Highlights

- Prominent corner position on a site extending to 0.335 acres (0.136 hectares)
- Development potential subject to planning permission
- Easy access to M1 Junction 28 Pinxton interchange with the A38
- Substantial onsite car parking

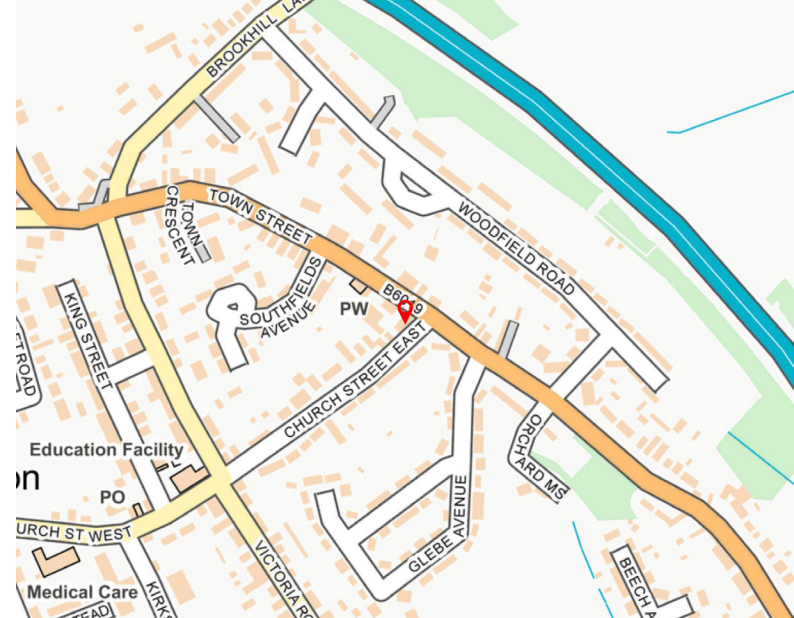


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LOCATION

The property is located in Pinxton just to the south east of Junction 28 Pinxton interchange of the M1. It occupies a prominent position at the junction of Town Street and Church Street East within a predominantly residential district but also within close proximity of the Brookhill Industrial Estate.

DESCRIPTION

The property comprises a detached 19th century brick built workshop building constructed over three storeys under a hipped tiled roof, with later extensions and configured to provide individual units. The property benefits from gated access off Church Street East to a large surfaced yard.

The property is in need of comprehensive refurbishment and is suitable for redevelopment to alternative uses, subject to planning permission.

ACCOMMODATION

The property has been measured on a gross internal area basis. All figures quoted are for guidance purposes only.

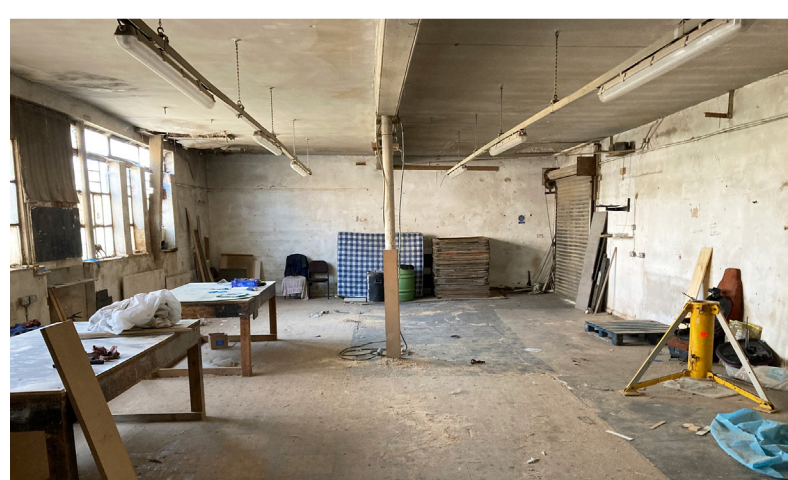
FLOOR AREA	SQ FT	SQ M
Basement	<i>(not measured)</i>	
Ground Floor	2,352	218.52
First Floor	2,402	223.13
Second Floor	2,402	223.13
Annex	406	37.70
Unit 1	687	63.85
Units 2 & 5	1,055	98.04
Unit 3	1,146	106.47
Unit 4	737	68.46
TOTAL	11,187	1,039.30

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TENURE

Freehold (Title Number DY407957).

BUSINESS RATES

Rateable Value 2023 £37,950

EPC

The property has EPC Ratings of between C and E.

PRICE

Offers are sought in excess of £425,000.

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VAT

VAT is not applicable to this transaction.

MONEY LAUNDERING REGULATIONS

In accordance with the Money Laundering Regulations, the purchaser will be required to provide full proof of identity, address and funding prior to an offer being accepted and solicitors being instructed.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VIEWING & FURTHER INFORMATION

Strictly by appointment only with the Sole Agent, Savills.

CONTACTS

For further information please contact:

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