



Sanderson
Weatherall

On the instructions of the Joint Liquidators of
McKenna Precision Castings Ltd



Substantial Price Reduction

UNIT 1 LAWN ROAD INDUSTRIAL ESTATE, LAWN ROAD,
CARLTON IN LINDRICK S81 9LB

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Location

Situated on the established Lawn Road Industrial Estate which is approximately 3 miles north of Worksop. Junction 31 of the M1 motorway is around 7 miles to the west and the A1(M) is 5 miles to the north-east.

The estate includes a number of occupiers including Robinson Health Care, CPL Distribution, Promat UK and Blyth Marble.

Description

Comprising a freehold production facility with extensive office accommodation within a 0.72 hectare (1.78 acre) fenced / gated site including a good amount of surfaced car parking, yard / circulation space and benefitting from a substantial 750 kVA power supply.

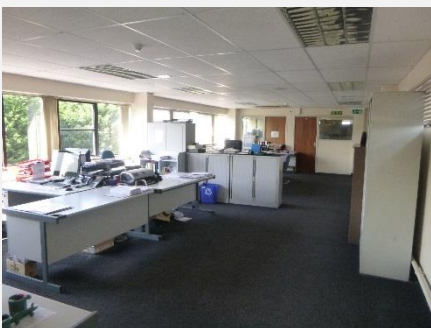
Two linked sections exist between the subject and neighbouring property – these are likely to require removal to allow proper physical separation and improve circulation around the site.

The property has most recently been used for the production of specialist castings and some internal adaptations may require removal to suit more general industrial uses.

Accommodation (GIA)

	sq m	sq ft
Production & Storage	2,080.2	22,389
First Floor Offices	306	3,293
Second Floor Offices	306	3,293
TOTAL	2,692.2	28,975





Services

We are advised that electricity (750 kVA), gas, water and mains drainage are connected to the site. There is presently an arrangement whereby an electricity and gas feed is provided to the neighbouring property (Unit 2) which is in separate ownership.

The production space includes gas fired warm air blower heating, the offices have a traditional gas fired central heating system serving wall mounted radiators. The offices also benefit from comfort cooling throughout the ground to second floors.

Town Planning

The property sits within the Carlton-in-Lindrick 'Development Boundary' according to Bassetlaw District Council's Core Strategy but is not understood to be allocated for any specific use(s).

We recommend that interested parties speak with the planning department at Bassetlaw DC (01909 534999) with any planning related enquiries.

Business Rates

The business rates position is presently unclear and we anticipate that the property may form part of a joint assessment with an adjacent property which is under separate ownership.

We recommend that prospective purchasers make their own enquiries of Bassetlaw District Council (01909 533533) and/or the Valuation Office Agency (03000 501501) in order to satisfy themselves in this respect.

Guide Price / Further Information

Offers in the region of £425,000 (previously £650,000) are invited for the freehold interest, equating to a low capital value of under £15 per sq ft. A copy of the EPC is available on request.

VAT & Costs

VAT, if applicable, will be payable at the prevailing rate. Each party is to be responsible for their own costs.



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