



Site boundaries for indicative purposes only (subject to contract)

EXISTING BUILDING AND LAND WITH APPROVED PLANNING PERMISSION FOR A 9,000FT² INDUSTRIAL UNIT IN MANSFIELD WOODHOUSE

I am delighted to offer this opportunity to the market place in three different formats.

1. To purchase the existing building and land in its entirety
2. To acquire an existing occupied building on a 0.55-acre plot with potential development opportunities
3. To purchase the adjacent 0.65-acre plot with approved planning for a 9,000 ft² industrial unit

The existing building already provides a £16,000 return from the current occupiers who have been in occupation since 2011 and terms have been agreed for an extension to July 2019, the lease being excluded from the security of tenure of the Landlord and Tenant Act 1954.

The development land is let on a short-term tenancy agreement and can be brought separately with vacant possession, a pack of information for the consented industrial scheme is available from the agents.

Anthony Barrowcliffe of FHP Property Consultants commented;

“This is a fantastic opportunity and can fulfil several requirements with considerable development options and possibilities. I believe there to be a real commercial angle to this, therefore I very much look forward to discussing this with potential purchasers”.

If you are interested in this unit then please get in touch and we would be pleased to advise you on this. For further information please do not hesitate to contact Anthony Barrowcliffe of FHP on 0115 841 1148 or anthony@fhp.co.uk.

END

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