

Land at Wesley Street | Langley Mill | NG16 4AL

Securely fenced and gated self-contained plot of land in Langley Mill

0.29 hectares
(0.72 acres)

- Securely fenced site and gated entrance
- Area of concrete hardstanding land with the remainder undeveloped
- Close to A610 which connects to Junction 26 of the M1
- Redevelopment potential (subject to planning)
- Land currently being levelled
- Price - £600,000
- Rent £45,000 per annum exclusive



FOR SALE/TO LET



Location



Gallery



Contact



Location

The land is located to the rear of Wesley Street behind Asda, linking to Station Road which leads to the A38 and the A610 ultimately leading to the wider motorway network.

The land is located in the centre of Langley Mill within a short distance from the town centre amenities.

The Site

The site comprises a secure self-contained plot of land extending to approximately 0.72 acres. The plot is fully fenced and gated. Prior to occupation, the surface will be levelled.

Accommodation

The site provides the following approximate areas:

	Hectares	Acres
Site	0.29	0.72

(These figures are for guidance purposes only and prospective tenants/purchasers are advised to make their own enquiries).





Business Rates

The estate is yet to be assessed for rates – guide figures of the estimated Rateable Values can be provided – these are for guidance purposes only and will be subject to formal verification once the VOA have assessed the land for rates.

Service Charge

A service charge is payable for common areas and facilities on the estate, further details are available on request.

Planning

We understand the property has planning for:

**B2 (General Industrial)
&
B8 (Storage and Distribution)**

Interested parties must rely on their own enquiries of the local planning authority as regards to planning consent.

Legal Costs

Each party is to be responsible for their own legal fees and all other professional costs incurred in the transaction.



Location



Gallery

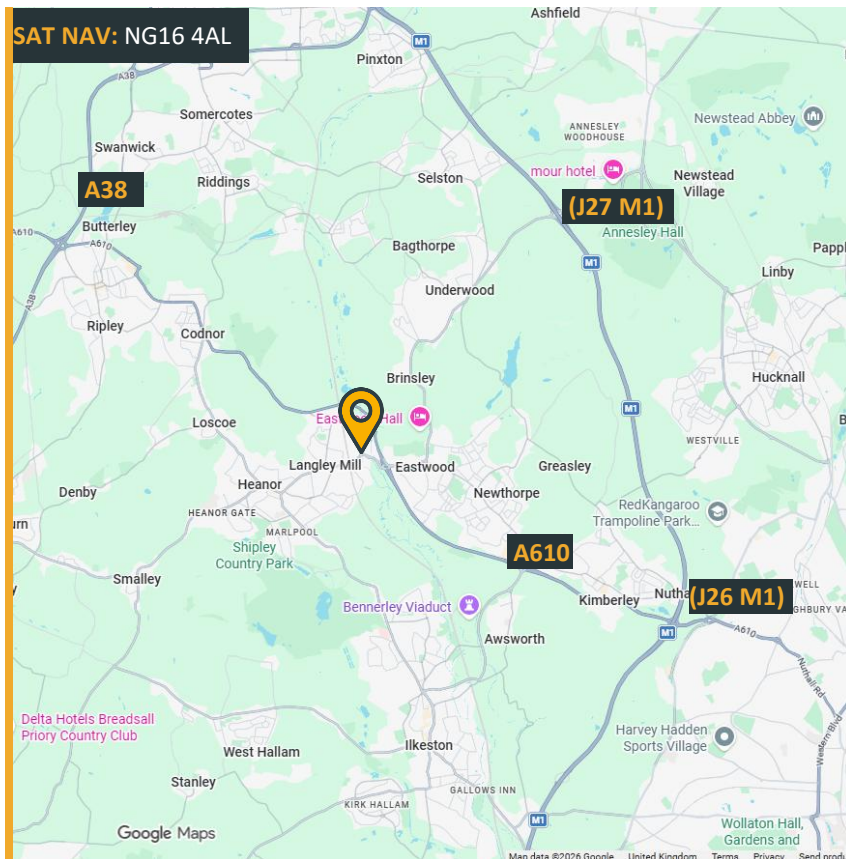


Contact





Hardstanding plot for sale/to let: 0.29 hectares (0.72 acres)



The freehold is available at a price of:-

£600,000

The property is available to let by way of a new lease for a term of years to be agreed at a rent of:-

£45,000 per annum

We confirm all figures quoted are exclusive of VAT, which is applicable at the prevailing rate.

For further information or to arrange a viewing please call or click on the emails or website below:-

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Please **click here** to read our "Property Misdescriptions Act". E&OE.