

FOR SALE

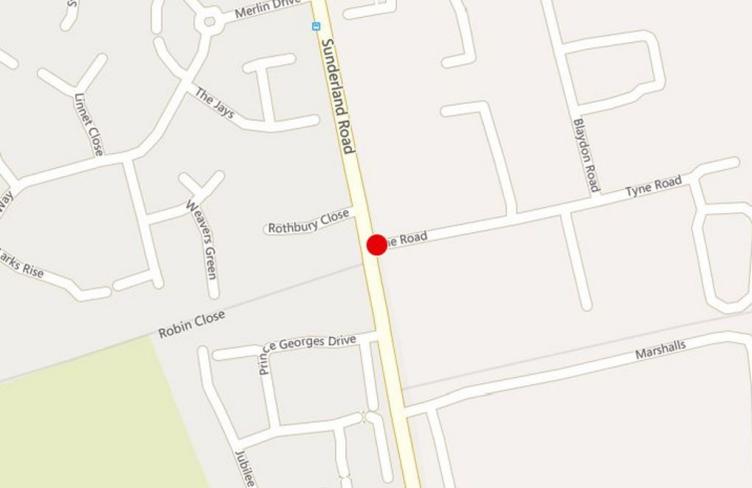
7,000 Sq Ft (650.3 Sq M)

- Confidential disposal no appointments without prior arrangement
- Industrial/ Warehouse unit for sale currently benefitting from Class D2 Assembly & Leisure
- Ground lease 99 years from 1978 Circa 52 years unexpired with a fixed £10 pa ground rent.



Industrial Premises

Tyne Road, Sandy, SG19 1SA



LOCATION

- Sandy Industrial Centre is located in the Middlefield Industrial Estate which is 1 mile north of the town centre.
- The property is approximately 1 mile from the A1 and is accessed via Bedford Road (B1042) and Sunderland Road.
- Occupiers in the local area include Marshalls PLC, Buildbase, DW Mouldings, Ashtead Technology and Wentworth Laboratories

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 Google Maps

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DESCRIPTION

- A detached Industrial/ Warehouse building currently being used as a children's play centre and fitted out with full catering facilities.
- Providing open plan industrial space with firstfloor office accommodation via mezzanine as well as ample on site parking included within the title
- The business is not for sale, however, £35,000 Premium sought for current fixtures & fixings

TERMS

The property is being sold a 99-year long leasehold basis which commenced in 1978, with 52-years unexpired and is available for £595,000.

ACCOMMODATION

Total **650.3 SQ M** **7,000 SQ FT**

*The property has been measured in accordance with the RICS Property Measurements Standard 6th Edition

EPC: B - 45

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