

01733 897722

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WAREHOUSE – FOR SALE

Eddisons

Incorporating Barker Storey Matthews



**33 CULLEY COURT, BAKEWELL ROAD, ORTON SOUTHGATE
PETERBOROUGH PE2 6XD**

£415,000

265.04 sq m (2,853 sq ft)

- Very popular location
- 5.8m Eaves
- 6 Parking spaces
- Easy access to Parkway system and A1(M)

LOCATION

The property is located on Culley Court, a purpose built light industrial / warehouse scheme situated off Bakewell Road within the Orton Southgate distribution area. There is easy access to the Parkway System and the A1(M).

DESCRIPTION

The property comprises a mid-terraced light industrial / warehouse unit of steel portal frame construction with insulated metal profile sheet clad elevations and a pitched insulated metal sheet clad roof with integrated rooflights. The property benefits from a eaves height of 5.8m, full height electrically operated sectional loading door, separate pedestrian entrance, small office, two WC's and three phase power. There is a small lightweight storage mezzanine above the office accommodation. Externally there are 6 allocated parking spaces.

ACCOMMODATION

Ground floor - 265 sq m (2,853 sq ft)

Floor areas are approximate and stated on a Gross Internal Area basis.

PRICE

The property is available by way of a sale of the long leasehold interest (994 years remaining) at a price of £415,000.

VAT

The property is elected for VAT purposes, and VAT will be payable in addition to the purchase price.

BUSINESS RATES

The property has a Rateable Value of £18,000. Business rates are normally payable at 49.9 pence in the pound on the rateable value however interested parties are advised to confirm the rates payable figure with Peterborough City Council.

ESTATE CHARGE

There is an estate charge payable in respect of the maintenance and upkeep of the common areas of the estate. Details available on request form the selling agent.

SERVICES

Mains electricity, water and drainage are believed to be connected to the property. No services have been inspected and no warranties can be given or implied as to their current status or capacities.

LEGAL COSTS

Each party to bear its own legal costs in connection with this matter.

EPC

The property has an EPC rating of C(75). A copy of the certificate is available on request.

USE

The property has consent under the terms of the lease for uses within Class B2 (now known as Class E(g)) and Class B8.

LEASE TERMS

The property is held on a long lease for a term of 999 years from 12th August 2019 at a rent of £100 per annum without further review.

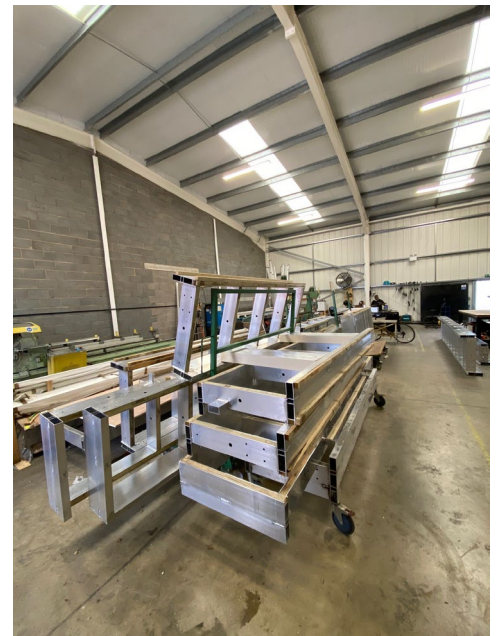
VIEWING

Strictly by appointment with the sole agents:-

Eddisons
incorporating Barker Storey Matthews

Julian Welch
01733 556496
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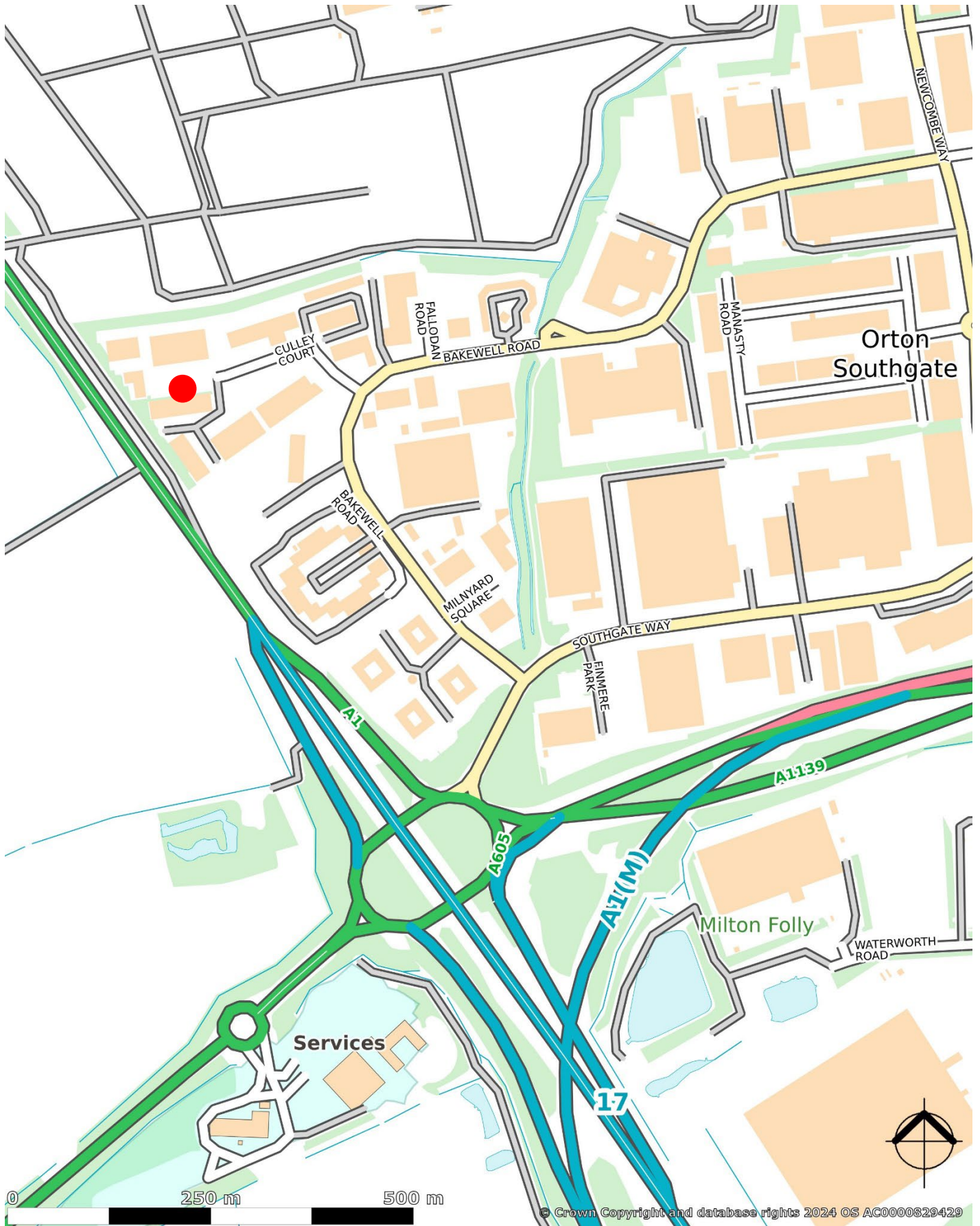
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Important Information

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