

For Sale

Office building with Car parking space

455 sq ft (42.3 sq m)

63a Borough Street, Castle Donington, DE74 2LB



- A rare opportunity to purchase a freehold office building in the centre of Castle Donington
- Strategically located for the M1, A42/M42, M6 (via A50) and, of course, East Midlands International Airport
- Dedicated car parking space

01332 295555

raybouldandsons.co.uk

Location

Castle Donington is strategically located for access to the M1 motorway, the A42/M42 and the nearby A50 provides a dual carriageway link to J15 of the M6 at Stoke on Trent.

East Midlands International Airport is located adjacent the village.

The subject premises are located immediately to the rear of 63 Borough Street and are accessed via a shared driveway (over which there is a right of way) from Borough Street, the principal location for goods and services within the village.

Description

The premises comprise a single storey office building believed to be of cavity wall construction beneath a brand new EPDM flat roof with 10-year guarantee and part pitched and tiled roof

The offices have been finished to a good standard including:

- Double glazed windows and external doors
- Office grade carpet to most areas
- Moduleo LVT flooring to the reception office
- Wall mounted electric heating
- All lighting is low energy tubes and spot lights replaced April 2025
- Fitted kitchen (base units and sink with drainer)
- Dedicated car parking space
- Cat5 structured wiring and integral trunking throughout

Accommodation

Measured on a Net Internal Area (NIA) basis in accordance with the RICS Code of Measuring Practice.

Reception office:	122 sq ft	(11.3 sq m)
Upper open plan office:	136 sq ft	(12.6 sq m)
WC with wash hand facilities		
Kitchen:	58 sq ft	(5.3 sq m)
Meeting Room/store	118 sq ft	(11.0 sq m)
Store: (restricted height)	21 sq ft	(2.0 sq m)
TOTAL (NIA)	455 SQ FT	(42.3 SQ M)



Services

We believe mains electricity, water and drainage are available and connected.

However, interested parties should make their own enquiries and investigations to verify that this is correct and the services are of a capacity to meet their operational requirements.

Non-Domestic Rates

Having visited the online Valuation Office Rating List we have determined that the premises have been assessed for Non-Domestic Rates as follows:

Rateable Value: £3,900

Small business rate relief

You can get small business rate relief if:

- your property's rateable value is less than £15,000; and
- your business only uses one property - you may still be able to get relief if you use more

If you qualify, you will not pay business rates on a property with a rateable value of £12,000 or less, if that's the only property your business uses.

Interested parties should make their own enquiries directly with Northwest Leicestershire District Council Non-Domestic Rates Dept. in order to determine whether they are eligible for Small Business Rates Relief.

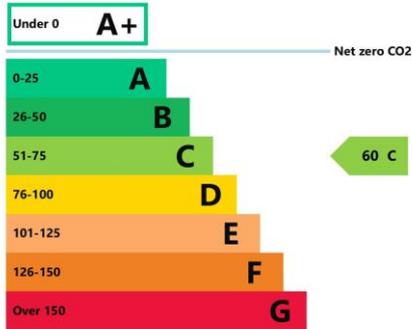


Energy Performance Certificate

The premises Have been assessed as follows:

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



Furniture

All desks, lockers and chairs are included in the price.

Viewing

All viewings are to be strictly by prior appointment with the sole selling agents, Raybould & Sons.

Price

£94,950 for the freehold with full vacant possession upon completion.

Value Added Tax (VAT)

All prices/costs are quoted net of VAT.

Anti-Money Laundering Policy

In accordance with Anti-Money Laundering Regulations, two forms of ID will be required from

Contact: Martin Langsdale

Tel: 01332 295 555

Email: martin@raybouldandsons.co.uk

Subject to Contract and Availability



Misrepresentation Act 1991

Messrs. Raybould & Sons, for themselves and for the Vendors of this property whose Agents they are, give notice that: 1. These particulars do not constitute any part of, an offer or a Contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Raybould & Sons, or the Vendor. 3. None of the statements contained in these particulars are to be relied on as statements or representations of fact. 4. Any intending Purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The Vendor does not make or give, and neither Messrs. Raybould & Sons, nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. 6. Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the guide figures given. 7. Information on tenure or vacancies is provided in good faith and prospective purchasers should have the information verified by their solicitors prior to purchase. 8. Information on rating assessments, availability of services and Town and Country planning matters have been obtained by an oral enquiry to the appropriate authorities. Messrs. Raybould & Sons do not warrant that there are no connection charges inherent in the availability of services to the unit. Prospective purchasers should obtain written confirmation prior to entering into a contract for purchase or lease. 9. All guide price and rental figures are quoted exclusive of VAT unless expressly stated to the contrary. 10. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise, nor that any services, heating, plumbing, electrical installations, appliances, equipment or mechanical installations and facilities are in good working order nor that the property and land are free from contamination or deleterious material.

Tel: 01332 295555 raybouldandsons.co.uk