



Units 3-6 Salcombe Road, Meadow Lane Industrial Estate, Alfreton, Derbyshire, DE55 7RG

A rare opportunity to acquire the Freehold Interest of a terrace of Industrial Units within an established industrial trading location.

The four units extend in total to 6,813 sq. ft. / 633 sqm. or thereabouts, and are currently configured to provide three lettable areas, or which could readily be converted into either one, or four, individual units.

FOR SALE - £600,000

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LOCATION

The property is situated off Salcombe Road, within the Meadow Lane Industrial Estate (IE), which lies midway between Alfreton and J-28 of the M1 motorway. The IE is an established trading location, and nearby users include Charapak, Howdens Joinery, and David Nieper. The properties are located to the rear of Collis Engineering, and adjacent to Howdens Joinery.



PLANNING

The units have existing Use rights for E & B8 as defined by the Town & Country Planning (Use Classes) Order 1987, (Amended) (England) Regulations 2020.

DESCRIPTION

The property comprises a terrace of four industrial units, which are currently subdivided into three units, with forecourt parking and circulation space.

The units are of modern steel portal-frame construction with cavity concrete block and brick infills, PVC-coated mild-steel sheet cladding to the upper walls, under a pitched roof incorporating translucent rooflights.

Each unit has the benefit of concrete floor, roller shutter service door, and a minimum eaves height of 5.5m. Unit 3 incorporates a mezzanine store, and Unit 6 incorporates office space.

FLOOR AREAS

Unit 3		
Workshop & Amenity	1,528 sq. ft.	142 sqm.
Mezzanine	332 sq. ft.	30.8 sqm.
Units 4 & 5		
	3,057 sq. ft.	284 sqm.
Unit 6		
Workshop	1,528 sq. ft.	142 sqm.
Offices	368 sq. ft.	34.17 sqm.
TOTAL GIA	6,813 sq. ft.	633 sqm.

SERVICES

Mains electricity, water, and drainage are believed to be connected to the units. No tests have been undertaken, and no warranties are given or implied.



RATEABLE VALUES

The units are separately assessed for non-domestic rating purposes, with effect from 1st April 2026, as follows: -

Unit 3	Workshop & Premises	£10,500
Unit 4	Workshop & Premises	£10,250
Unit 5	Workshop & Premises	£12,250
Unit 6	Workshop & Premises	£12,250

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ENERGY PERFORMANCE CERTIFICATES (EPCs)

EPCs are as follows. Copies can be made available upon request.

Unit 3 D93 expires 25.02.2036

Units 4-5 C65 expires 25.02.2036

Unit 6 E109 expires 25.02.2036

TENURE

Freehold, with vacant possession being provided upon completion.

PRICE

The units are available at a guide price of £600,000 (six hundred thousand pounds).

VALUE ADDED TAX (VAT)

We understand that VAT is elected on the units, and therefore, VAT will be payable on the purchase price.

VIEWINGS

Strictly by prior appointment with the sole agents: -

Tel: 01332 290390

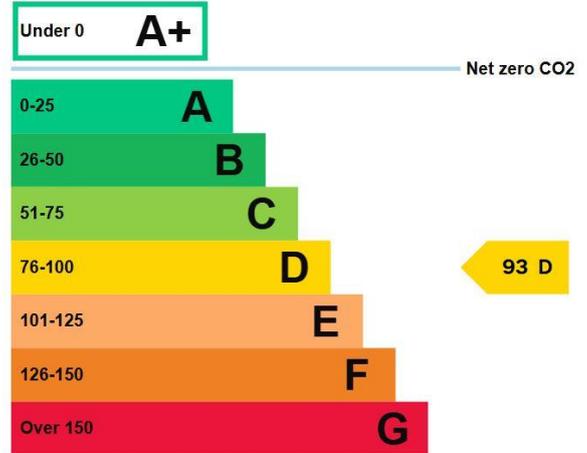
Email: andrewnichols@gadsbynichols.co.uk

OUR ANTI-MONEY LAUNDERING (AML) POLICY

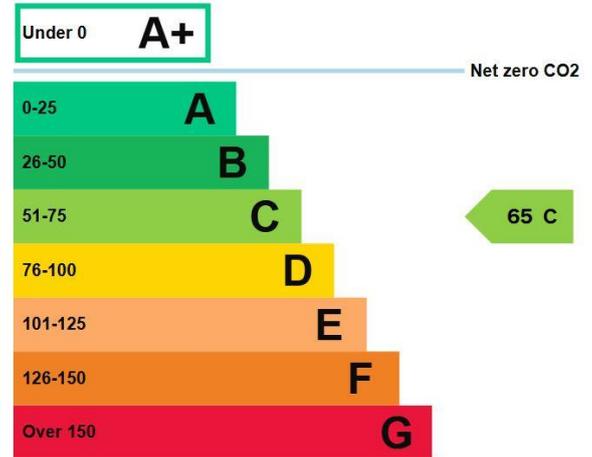
In accordance with AML regulations, TWO forms of identification will be required from the successful applicant(s), i.e. passport or photo driving licence, and utility bill or council tax bill, etc. (not a mobile phone bill), together with references.

SUBJECT TO CONTRACT

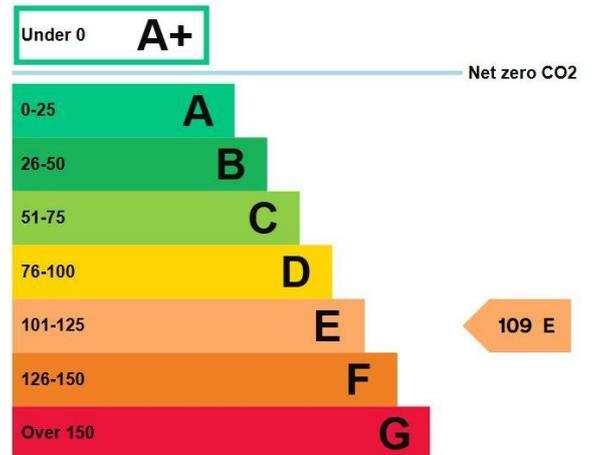
This property's energy rating is D.



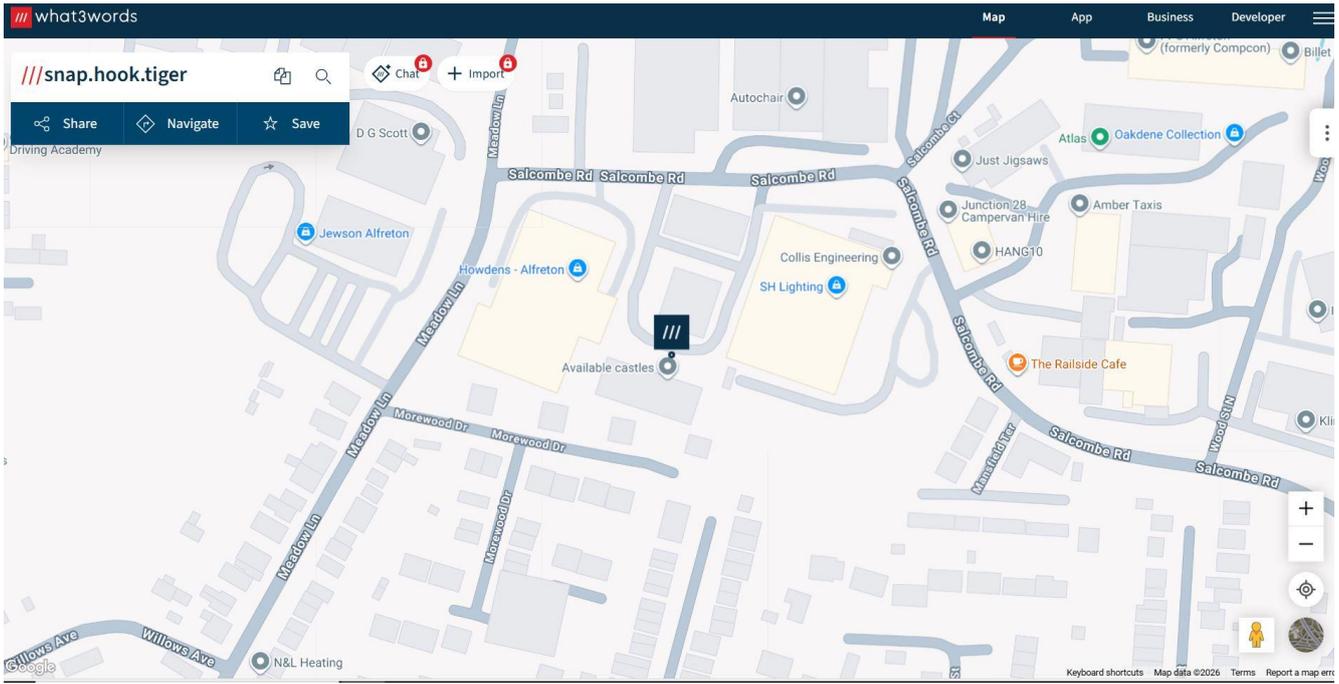
This property's energy rating is C.



This property's energy rating is E.



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