

2a Digby Street | Ilkeston

Derbyshire | De7 5TG

Freehold Workshop/Garage - For Sale

958 FT² (89 M²)



- **Detached Self-Contained Property**
- **Fully Fitted out Workshop/Garage (for 2 cars)**
- **Mezzanine Floor Suitable for Office/Storage**
- **WC**

**CPA**
www.cpa-a.co.uk
0115 697 8888

Castledine House
5-9 Heanor Road
Ilkeston
Derbyshire
DE7 8DY

Location

Ilkeston is a large popular town, less than five miles from the M1. It is a highly sought-after area with a thriving retail and business district. Ilkeston has a train station and is the site of one of the largest street fairs in Europe.

Description

We are offering the opportunity to purchase a fully fitted out car workshop unit, owned and previously run by a family.

The detached property benefits from ample street parking and a mezzanine space for storage or a small office.

The garage workshop equipment may also be included in the sale.

Accommodation

Ground floor workshop 570 ft² 53 m²

First floor 388 ft² 36 m²

Combined total 958 ft² 89 m²

The above floor areas are measured on an approximate gross internal basis.

Terms

Freehold Property

Price

Offers in the region of £85,000

VAT

Not Applicable

Business Rates

The accommodation as a whole has a rateable value of £2,300 as of 2017.

Legal Costs

Each party is responsible for their own legal costs.

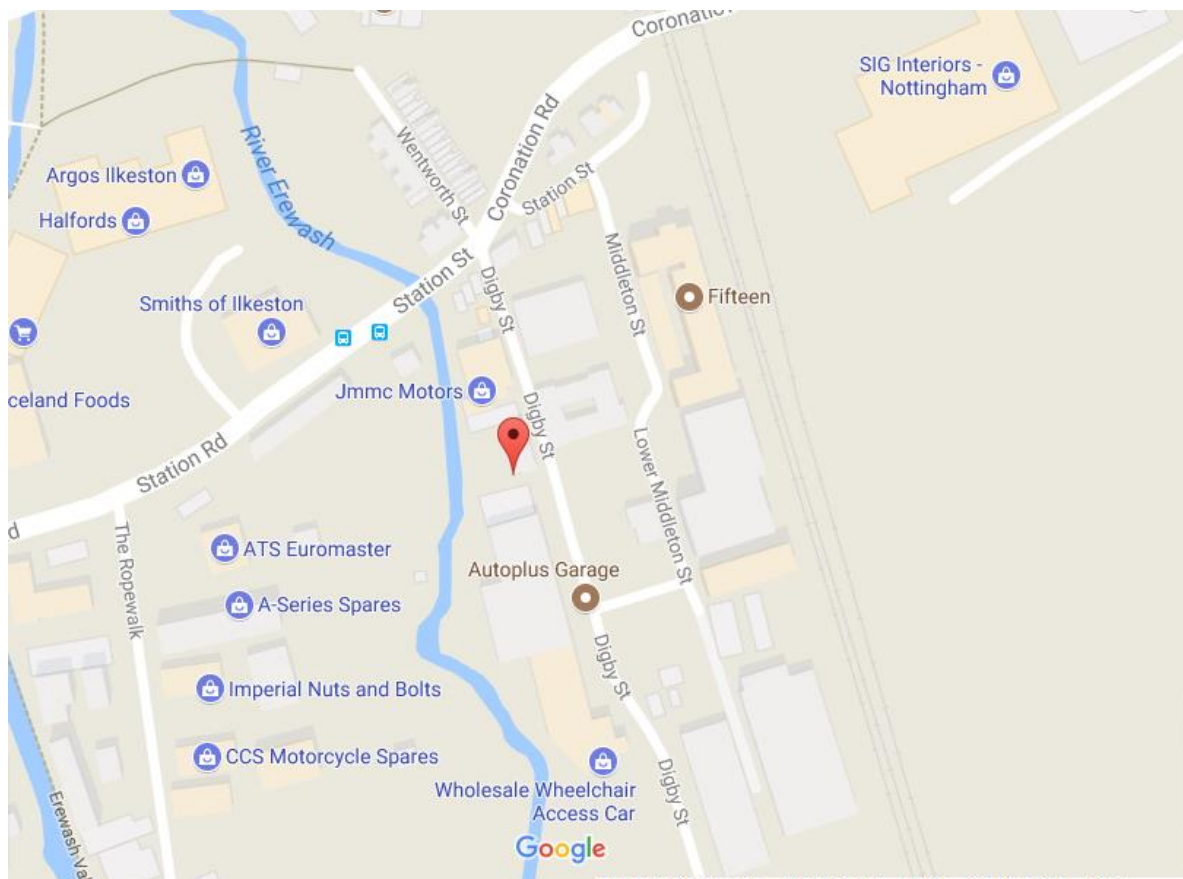
EPC

TBC

The Energy Performance Certificate is available on request.

Viewings

Strictly by appointment.



For further information or to arrange to view please contact:

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