

FOR SALE (MAY LET) Storage Yard

20-29 Doddington Road , Wollaston
Wellingborough, Northants, NN29 7PR



Contact
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Location

Located just off the A509, which connects Wellingborough and Bedford circa 2.5 miles south of the A45 dual carriage way, on the edge of Wollaston.

Adjacent are several other similar industrial and storage occupations.

Description

An established secure storage yard with palisade fencing and ancillary buildings including offices, a trade counter and enclosed shed.

Suitable for a wide variety of uses, or subject to appropriate consents, the site offers potential for redevelopment.

Energy Performance Rating

Energy Performance Asset Rating – TBC

Tenure

The freehold of the property is available for £1 million.

Terms

The entire site is let by way of a Tenancy at Will to a long-established tenant at a current rent of £75,000 per annum.

Vacant possession is available upon request.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Rating

We are advised that the Rateable Value for the property is £46,750.

The UBR for 2024/25 is 49.9p in the £.

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at

www.gov.uk/calculate-your-business-rates.

Viewing

Strictly via the sole letting agent only.

- Large secure yard in accessible location.
- Existing tenant in situ.
- Low yard rent based upon 85p per sq ft.
- Redevelopment or improvement potential.
- Freehold available – leasehold enquiries welcome.



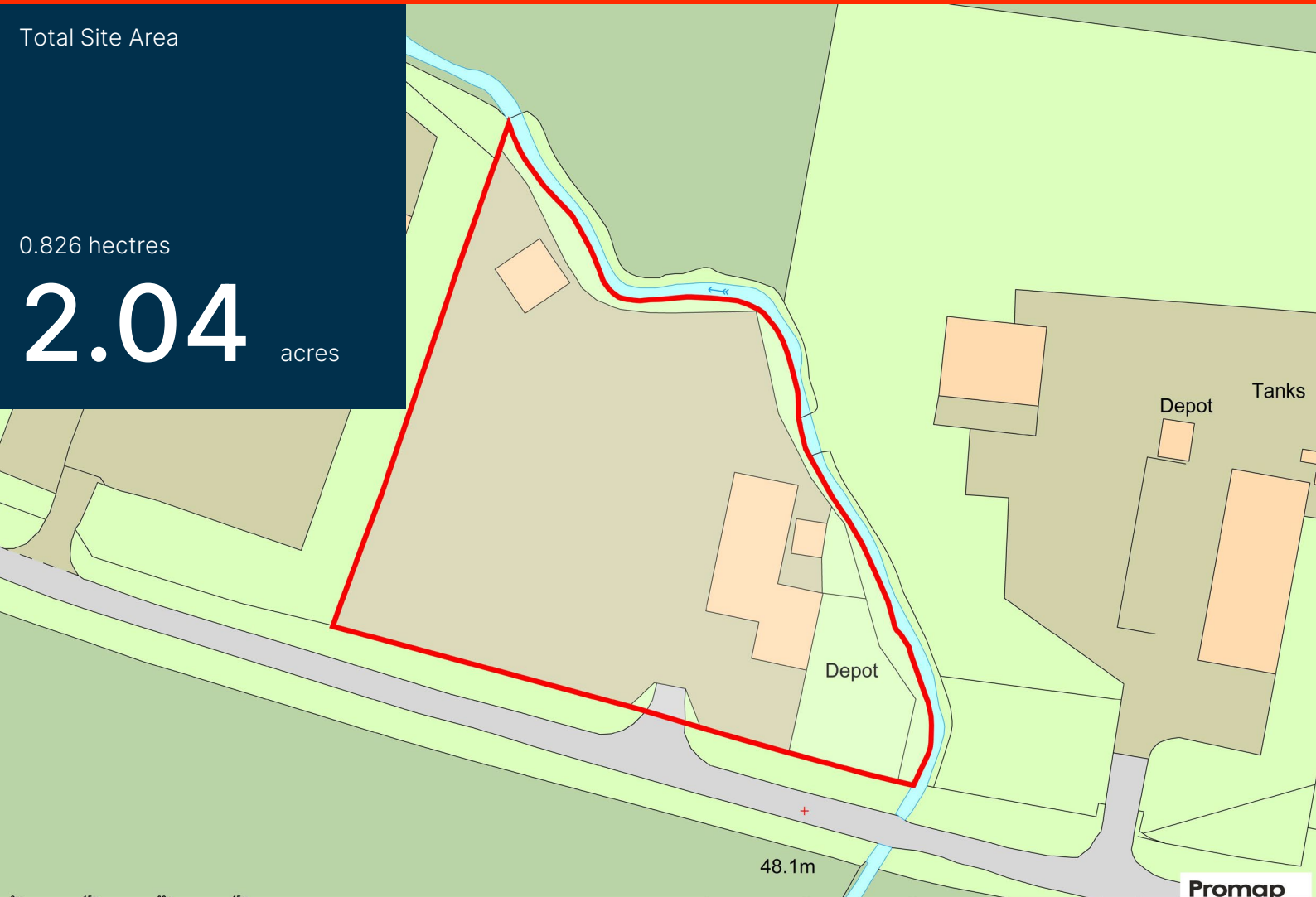
Large Secure
Yard

Accommodation

The property comprise the following approximate floor areas:-

	Sq m	Sq ft
Yard	6,651	71,587
Office/Trade Counter	151	1,628
Shed	108	1,162
Total	6,910	74,377
	Hectare	Acre
Total Site Area	0.826	2.04

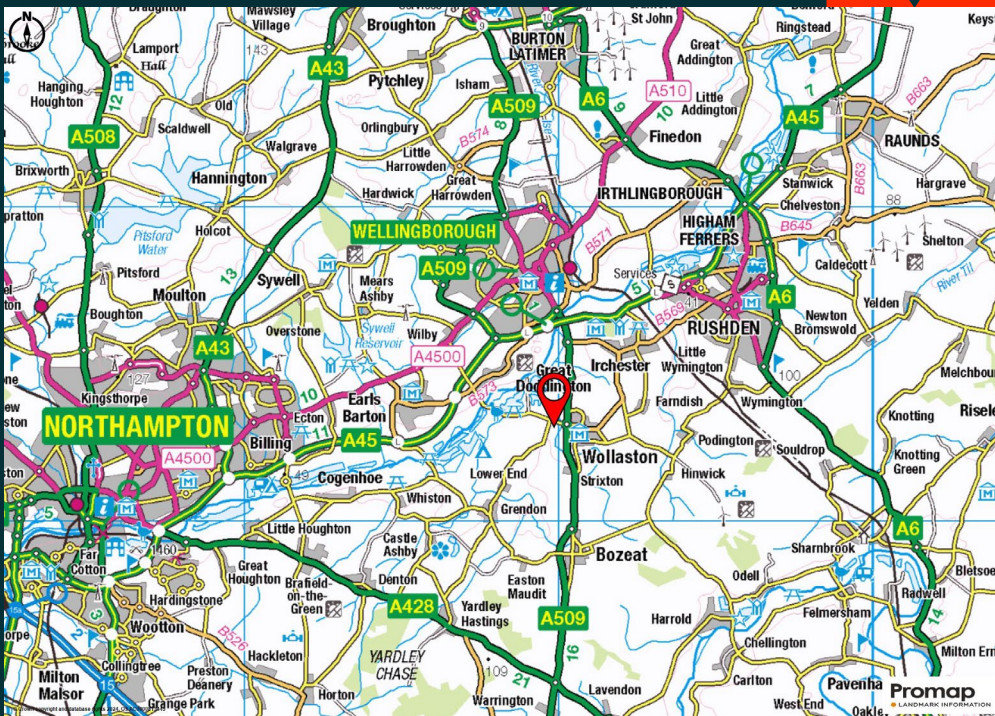
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.



Total Site Area

0.826 hectares

2.04 acres



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