



A1 Depot
Colsterworth
Grantham
NG33 5JJ

FORMER CONTAINER & SELF-STORAGE FACILITY
FOR SALE
£875,000

- Prominent Site on A1 Northbound
- 1.501 acres 0.607 (hectares)
- 8,644 ft² (803.1 m²) existing workshops/stores
- Roadside development potential (subject to planning)
- 6.5m eaves/lift/exceptional welfare facilities
- Ideal continued use storage or workshop use
- FOR SALE WITH VACANT POSSESSION £875,000 + VAT



Location

Colsterworth is located approximately 9 miles south of Grantham and 14 miles north of Stamford at the junction of the A1 & A151. The site is prominently located adjacent the Northbound carriageway next to an MFG petrol station. Opposite, on the Southbound carriageway at the A151 junction are further petrol filling stations, a McDonalds and lorry park & diner.

Description

The site, which is accessed directly off the A1 Northbound (access shared with adjacent service station and restaurant) has for many years been used as a secured self-storage and container storage facility, having previously been used for the sale and repair of commercial vehicles. The site extends to 1.5 acres (0.607 hectares) with 2 existing portal framed workshop/storage buildings extending to 8,644 ft2 (803.1 m2) together with a portable office/welfare building extending to approx. 394 ft2 36.5 m2. The site is shown for identification purposes only on the attached plan. (NB site area taken from Promap Digital mapping software

ACCOMMODATION SCHEDULE

	Size (ft²)	Size (m²)
Warehousing	8,644	803.1
Site Area	1.5 (acres)	0.607 (hectares)
Total	15,500	1,440



Further Information

SERVICES

Electric (including 3 phase), water and drainage are connected. Interested parties are advised to confirm the suitability or capacity of these services for their intended use.

ENERGY PERFORMANCE

An assessment has been commissioned and will be made available in due course

TENURE

For Sale Freehold with Vacant Possession (Registered Title No. LL334006)

PRICE

£875,000 + VAT

BUSINESS RATES

The property has a Rateable Value of £43,000

PLANNING

The property has been used for many years as storage and container storage facility having previously been used for the sales and repair of commercial vehicles. The property is suitable for continued existing use with potential for redevelopment (subject to planning). Interested parties should make their own planning enquiries to South Kesteven District Council Tel. 01476 406080

VAT

All sums quoted are exclusive of VAT which is payable at the prevailing rate.

VIEWINGS

Strictly by appointment only: Wood Moore & Co Ltd
Tel: 01636 610906



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