

FOR SALE

Plot J, Lionheart Enterprise Park, Birch
Close, Alnwick, NE66 2EP



DETACHED COMMERCIAL UNIT

6,569 Sq Ft (610.25 Sq M)

Plot – 0.82 acres/0.29 hectares

- Two storey accommodation
- First Floor storage
- Large amount of external space
- Parking for 30 cars
- Suitable for alternative use subject to planning

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Location

Alnwick is a market town located just off the A1 approximately 35 miles north of Newcastle upon Tyne and 35 miles to the south of Berwick on the Scottish Border.

Lionheart Business Park is located on the outskirts of Alnwick benefiting a strategic location with easy access to major road networks, including the A1.

The park is home to a variety of businesses, ranging from small startups to larger industrial and commercial enterprises, contributing to a thriving business community. The location offers a mix of office spaces, industrial units, and warehouses, making it suitable for a wide range of business needs.

Description

The property is of steel frame construction with part brick/metal cladding.

In terms of specification, the building is in good decorative order with the following specification on the ground floor:

- LED light fittings
- Carpeting
- Kitchen
- WCs
- New boiler to provide gas central heating
- Cellular office space throughout

The first floor is finished to a shell condition and currently used as storage.

Externally, the property is surrounded by palisade fencing and gates. The total site ratio is approximately 10% coverage.

Accommodation

The property has been measured and comprises the following net internal areas:

	Sq Ft	Sq M
Ground Floor	3,087	286.78
First Floor	3,482	323.47
Total	6,569	610.25

Tenure

Long Leasehold – 125 years from 11th July 2001. A copy of the long leasehold is available on request.

Price

£525,000 plus VAT.

Estates Charge

Upon application.

EPC

Available on request.

Rateable Value

Rateable value - £39,250 (2023 list).

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylors Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

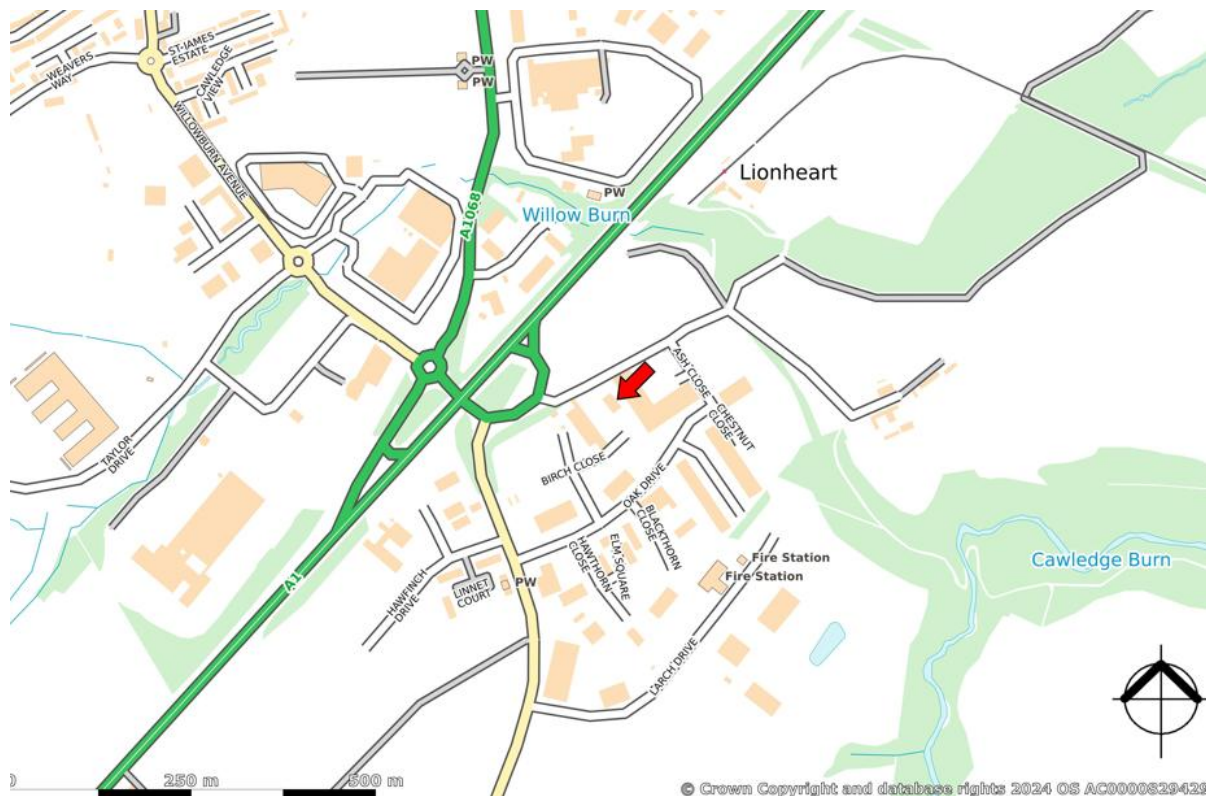
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