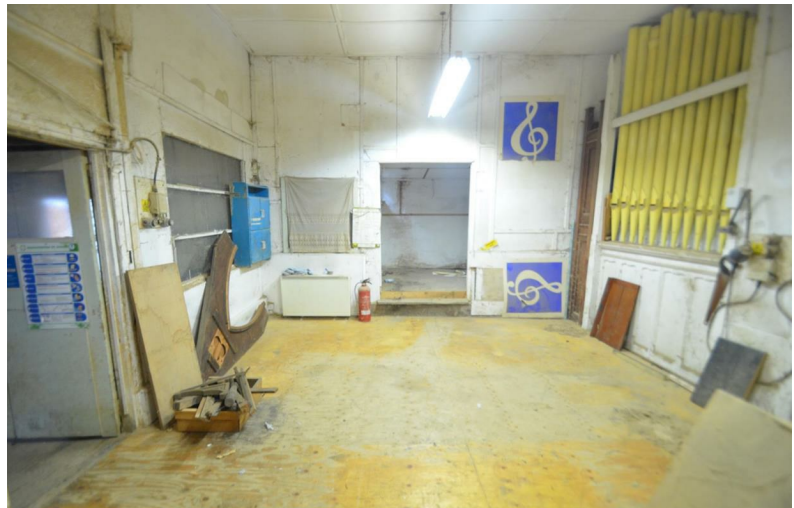




94 Bondgate,
Castle Donington, Derby
DE74 2NR

£175,000 Freehold



THE SITE COMPRISES OF A TWO STOREY WOODEN COMMERCIAL BUILDING WITH GARAGE, PORTACABIN STORE TO THE REAR OF THE SITE AND VACANT DERELICT BRICK COTTAGES BUILT CIRCA 1908 TO THE BOUNDARY. LOCATED CLOSE TO LOCAL AMENITIES AND FACILITIES WITH EXCELLENT TRANSPORT LINKS. CASH BUYERS ONLY.

Robert Ellis are pleased to bring to the market this unusual site that has been in the same family for numerous decades. The site offers excellent potential to either renovate the existing buildings or re-develop the site in its entirety.

The site is within easy reach of local shops provided by Castle Donington with schools for younger children, healthcare and sports facilities and walks in the surrounding picturesque countryside, excellent transport links include J24 of the M1 which also links to the A50 and A42, East Midlands Airport, East Midlands Parkway stations and main roads which provide access to the towns and cities across the East Midlands area.

Contact the office to make your appointment to view today, selling with the benefit of no upward chain.



Outside

To the front elevation there are two secure gated driveway spaces leading to the piano sales showroom, workshop and grand piano sales room and the five dilapidated cottages currently used as stores.

Piano Showroom

35'3 max x 16' approx (10.74m max x 4.88m approx)

With double glazed windows to the side and front elevations, side and front access door, tiling to the floor, electric heating, suspended ceiling with inset lighting. Glazed internal door to workshop with sliding doors to:

Office

13'9 x 7'10 approx (4.19m x 2.39m approx)

Enclosed office space with light, power, storage cupboard housing electrical consumer units and stairs to the first floor.

Loft/Workshop

54'8 x 17'1 approx (16.66m x 5.21m approx)

With windows to the front and side elevations, vaulted ceiling, light and power. This large attic room has been previously used as a woodwork shop offering flexible accommodation with separate enclosed stores, light and power.

Rear Workshop

18'2 x 16'1 approx (5.54m x 4.90m approx)

With side access to store, light, power, electric storage heating and open through to:

Rear Store

9'4 x 8'4 approx (2.84m x 2.54m approx)

With windows to both side elevations and access door to the rear yard.

Side Store

25'6 x 10'10 approx (7.77m x 3.30m approx)

With light and power, secure access to the rear yard.

Grand Piano Showroom

27' x 11'9 approx (8.23m x 3.58m approx)

With electric storage heating, sliding patio door to the front elevation and glazed access door to the side.

Rear Portacabin

14'6 x 8'2 approx (4.42m x 2.49m approx)

Light and power, electric heating.

Kitchenette

4'5 x 4'4 approx (1.35m x 1.32m approx)

Window to the side elevation, stainless steel sink with hot and cold taps.

Separate w.c.

4'7 x 3'11 approx (1.40m x 1.19m approx)

Window to the side elevation, low flush w.c.

Rear Yard Area

With additional storage space, pathway to the side providing access to the five cottages.

Cottages

40'11 x 10'11 approx (12.47m x 3.33m approx)

The five cottages are in a state of disrepair and have been uninhabited for numerous years. They require a full programme of modernisation and improvement works, buyers will be able to see the full extent and condition of the properties upon inspection. Having been used as storage for numerous years they do require a full programme of modernisation.

Directions

Proceed out of Long Eaton and through Sawley into Castle Donington where the site can be found on the left as identified by our 'for sale' board.

5520AMNM

TO COMPLY WITH THE NEW GOVERNMENT RESTRICTIONS DUE TO COVID19 - FACE TO FACE VIEWINGS ARE CURRENTLY SUSPENDED. YOU CAN STILL SEND YOUR VIEWING REQUEST IN AS NORMAL AND WE'LL CONTACT YOU TO DISCUSS THE PROPERTY IN MORE DETAIL, AND BOOK IN YOUR VIEWING REQUEST TO TAKE PLACE WHEN POSSIBLE.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.