

# Investment Opportunity, Armytage Industrial Estate

off Station Road, Old Whittington, S41 9ET

## Guide Price £1,400,000

* INVESTMENT OPPORTUNITY * LIGHT INDUSTRIAL SITE * APPROX 8.5% YIELD * INCOME OF £121,000 PER ANNUM * TWO MODERN HIGH QUALITY INDUSTRIAL UNITS PLUS WORKSHOP * APPROX 4 ACRE SITE * HIGHLY CONVENIENT LOCATION * CLOSE TO MAJOR ROAD LINKS * ACCESS TO M1 MOTORWAY







## LOCATION
Situated in a highly convenient location with ease of access to major road links via the A61 to Sheffield, Chesterfield and junctions 29 & 29a of the M1 motorway.

## DESCRIPTION
A secure self-contained site occupying approximately 4 acres with two industrial units plus workshop with associated yards/parking areas and circulation space suitable for commercial vehicles.

## CURRENT LEASES
There are currently eight tenants in occupation generating approximately £121,000, representing an 8.5% yield

## TERMS
For Sale at  Guide Price of £1,400,000 plus VAT (at the prevailing rate).

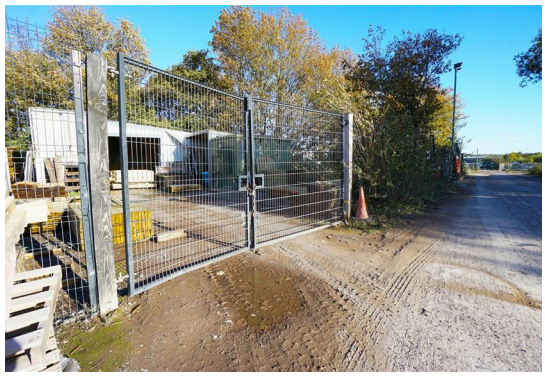
## Tenure
Freehold with 8 tenants in situ.

## Legal Costs
Each party responsible for their own legal costs in the transaction.

## Viewing
Strictly by appointment with the agent on 01246 232 156

## Area Map





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