



Holme Dene, Hunwick, DL15 0JH
0 Bed - Commercial
£35,000

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* VACANT POSSESSION * INVESTMENT OPPORTUNITY *

Robinsons are pleased to offer to the market this ground floor unit which was most recently used as a community centre. The property comprises of; spacious reception room, kitchen, toilet block, storage cupboard housing the gas boiler.

The hard standing to the front forms part of the property and may have potential for off road parking.

Contact Robinsons for further information and to arrange an internal inspection.

Reception room

27'8x15'8 (8.43mx4.78m)

Kitchen

8'7x5'9 (2.62mx1.75m)

Toilet block

9'8x9'1 (2.95mx2.77m)

Storage cupboard

Agents Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas

EPC Rating: D

Tenure: Leasehold

Broadband

Basic

4 Mbps

Superfast

74 Mbps

Mobile Signal: Average

Disclaimer

The preceding details have been sourced from the seller and OntheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B and C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



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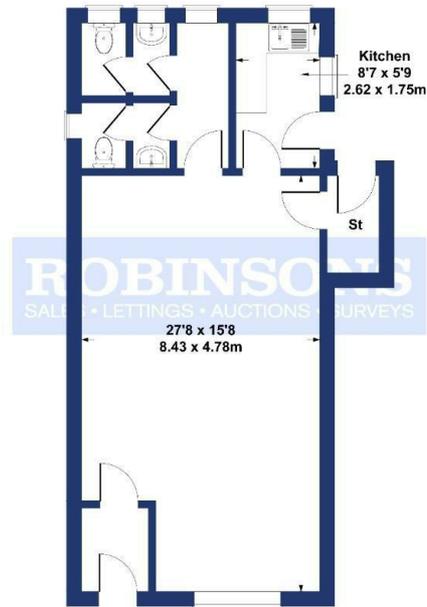
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Holme Dene, Hunwick

Approximate Gross Internal Area
618 sq ft - 57 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
(91-99)	B		
(81-89)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(1-40)	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	A		
(91-99)	B		
(81-90)	C		
(69-80)	D		
(55-68)	E		
(41-54)	F		
(1-40)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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