

PRIME 1.06 ACRE ROADSIDE SITE

• ROADSIDE CAFÉ & TRUCK STOP •
SPITAL ROAD • A1 (M) SOUTHBOUND • S81 8EL •



ALL ENQUIRIES.



- Roadside Site Suitable for Various Uses STP
- Café & Truckstop on 1.06 Acres
- Direct Access from the A1 (M) South

- 4 Bed House in Situ
- Over 50,000 Vehicle Movements
- Roadside Development Potential



FLINT
REAL ESTATE



DESCRIPTION

Prime roadside development site with direct access from the A1 (M) and suitable for various roadside uses.

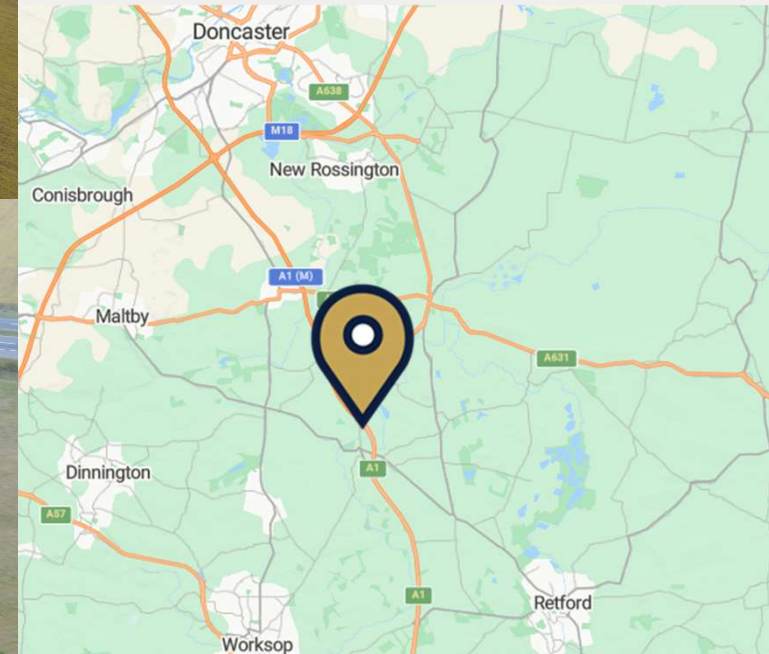
- 1.06 acres
- Surfaced site
- Access via Southbound & via a Northbound exit
- Roadside café/ diner of circa 1,500 sq ft
- Detached 4 bedroom detached house with garden
- Most recently a café diner and truck stop with overnight facilities on site
- Ideal for open storage uses, HGV parking, truck stop, and roadside development to include drive thru, PFS and EV hub stop
- Freehold



LOCATION

The site is located in a prime roadside position directly off the A1 (M) Southbound but can also be accessed via northbound exit slip road at Spital Road. Super prominent roadside site with over 50,000 vehicles passing the site daily.

The site is a few miles to the south of Blyth which is a village in the town of Worksop, broadly located between the Doncaster and Retford junctions of the A1 (M).



SAT NAV: S81 8EL



SLIMY.OCCUR.ANIMATES



ACCOMMODATION

The building extends to a Gross Internal Area as follows:

	Sq M	Sq Ft
Cafe / Diner	190.45	2,050

Total site area 1.06. The house has not been measured.

PRICING

The site is available To Let or For Sale. Pricing available on application. The owners may consider unconditional and conditional offers to purchase. They may also consider development proposals from roadside operators.

LEASE TERMS

The property is available to lease on FRI terms to be agreed however a minimum term of 5 years is preferred.

BUSINESS RATES

Rateable value is £19,250. Please note this is not the rates payable.



SERVICES

Mains services are connected to the property.

VAT

Prices are quoted exclusive of but may be subject to VAT.

EPC

Rating: TBC

AML

Tenants or buyers will have to supply information to comply with Anti Money Laundering Regulations.



VIEWINGS

By appointment with the Sole Agents below:

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