



MELTON MOWBRAY

DAVID CORNWELL HOUSE, BOWLING GREEN,
LEICESTER ROAD, MELTON MOWBRAY, LE13 0FA

For Sale
G/P £295,000

COMMERCIAL INVESTMENT OPPORTUNITY

High specification offices over two floors within a modern detached building offering 1,710 sq ft approx. of well-appointed business accommodation, with its own parking.

Conveniently located just off the A607 Leicester Road, approximately 1.5 miles from the town centre, giving good access to Leicester (16mi), Nottingham (23mi) and Grantham (19mi)

Freehold offered by way of Sale and Lease back



Superb Investment Opportunity

ACCOMMODATION

The property comprises a modern two storey office building of brick and block construction under a tiled roof. Purpose built in 1990s as headquarters for our clients the English Indoor Bowling Association, who wish to remain in occupation whilst offering the opportunity to purchase the commercial freehold interest to an investor.

The property is nicely situated adjacent to the indoor and outdoor bowls clubs opposite Melton Mowbray Building Society head office and Melton Baptist Church on the edge of the newly built Melton Fields Housing development. Strategically located off the A607 Leicester Road, approximately 1.5 miles from the town centre, within easy commuting distance of Leicester (16mi), Nottingham (23mi) and Grantham (19mi). The town has good rail links to Leicester and Peterborough and nearby intercity service to London from both Grantham and Leicester.

Net Internal Area: 1,719 sq ft (159.7 sq m) approx.

The offices are fitted with carpet flooring, LED recessed lighting, UPVC double glazed windows and doors and gas fired central heating throughout. The property benefits from Fujitsu air-conditioning on the ground floor as well as security alarm and Chubb fire care system.

The accommodation is arranged as follows:

Ground Floor

Entrance Lobby leading to

Reception: 159 sq ft (14.7sqm) with inner **Inner Lobby/Printer Room** and **DDA compliant W.C.** and **Gents W.C.**

Kitchen: 61 sq ft (5.7sqm) fitted with fitted base and wall units since and Worcester GCH boiler.

Large Main office: 609 sq ft (156.5 sq m) with part demountable separator panels.

Staircase to:

First Floor Landing leading to:

Ladies W.C

Cupboard with sink unit and hot water heater.

Front Office: 159 sq ft (14.7 sq m)

Rear Office: 146 sq ft (13.5 sq m)

Main Board Room: 615 sq ft (57.1 sq m) currently fitted with occupiers' purpose made oak display cabinetry.

Outside:

Gravel parking area at the front for about 5 to 8 cars with private driveway from Bowling Green, surrounded by established shrubbery.

GENERAL INFORMATION

VIEWING: Strictly by arrangement through Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire LE13 1QF. **Tel:-** (01664) 560181

TENURE: Freehold sale, subject to lease back, on practical completion, to current occupier (the seller).

LEASE TERMS: On completion the whole building is to be let by way of a 5-year, tenant's full repairing and insuring lease to the English Indoor Bowling Association Limited (CRN:06714071). The rent to be paid is G/P £18,950 per annum.

VAT: We understand that VAT is not currently payable on sale price or the rent.

SERVICES: Mains electricity, gas, water and drainage are connected. The service installations and appliances have not been tested by the agents so prospective purchasers should make their own enquiries as to the existence and suitability for their intended use.

RATEABLE VALUE: £8,200.

EPC: The property has an energy performance rating Band C Ref: 5742-0125-1367-3770-7561 The full EPC available to download at <https://find-energy-certificate.digital.communities.gov.uk/>

LOCATION



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

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