



Shouler & Son

Land & Estate Agents, Valuers & Auctioneers



KIRBY BELLARS, MELTON MOWBRAY, LE14 2TH
THORPE SATCHVILLE ROAD

£22,500 per annum

BARN 2 - B8 - Storage and Distribution



Steel portal frame construction, having concrete sectional lower walls, concrete floors and timber Yorkshire boarding uppers walls. Each has a corrugated fibre cement roof with 10% translucent roof lights. Both barns have small (8' H x 16' W) and large (12' H x 16' W) steel doors at their southern ends opening onto concrete aprons and are surrounded by mill waste yard space on threesides.

STORAGE BARN : GIA 4,800 sq ft

with 6' Yorkshire storm board uppers to the open side.

Minimum eaves height: 15'

Halogen flood lights are fitted inside and outside. Single phase electricity provision and a water standpipe are fitted within.



Storage barn of approximately 4,800 sq ft located on a rural farm site 1 mile from the A607, midway between the villages of Great Dalby and Ashby Folville.

Would suit the storage of stackable products, racking units, Motorhome / Caravan storage. All clean dry storage uses will be considered.

Strictly no motor traders or repairs.

VIEWING: Strictly by arrangement through Shouler & Son, County Chambers, Kings Road, Melton Mowbray, LE13 1QF

Email: e.danby@shoulers.co.uk

Tel 07498749773

TERMS: A new lease is offered for a minimum term of Three years or more. Provisions for security of tenure at the end of the lease may or may not apply, but all terms are negotiable.

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

SERVICES: Mains electricity and water are connected.

RATEABLE VALUE: The barn is currently designated for agricultural use and as Farm Buildings are excluded from business rates. Re-assessment will be dependent on future occupiers' use.

EPC: The property is unconditioned and exempt from the requirement of an Energy Performance Certificate.

DIRECTIONS: From the A607, take the Thorpe Satchville Road for about 1 mile and the farm entrance is on the right hand side opposite Windmill Farm. From the Ashby Folville Road junction turn in the direction of Kirby Bellars and the farm entrance can be found 0.3 miles on the left hand side.



County Chambers, Kings Road,
Melton Mowbray, Leicestershire
LE14 1QF

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