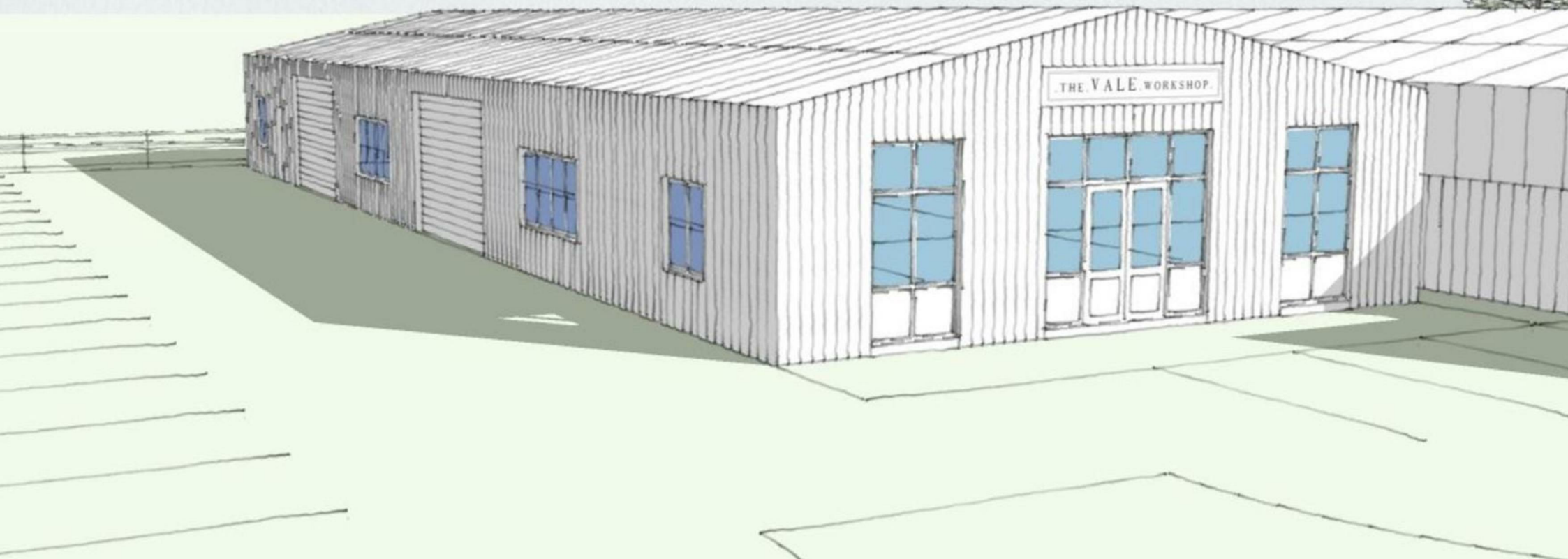


 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers



**UNIT 3 SCALFORD ROAD**

EASTWELL, MELTON MOWBRAY, LE14 4EF

For Sale £300,000

Commercial Unit  
Approx. 2000 Sq. ft.

# Exciting "New Build" Commercial Unit approx. 2000 sq.ft.

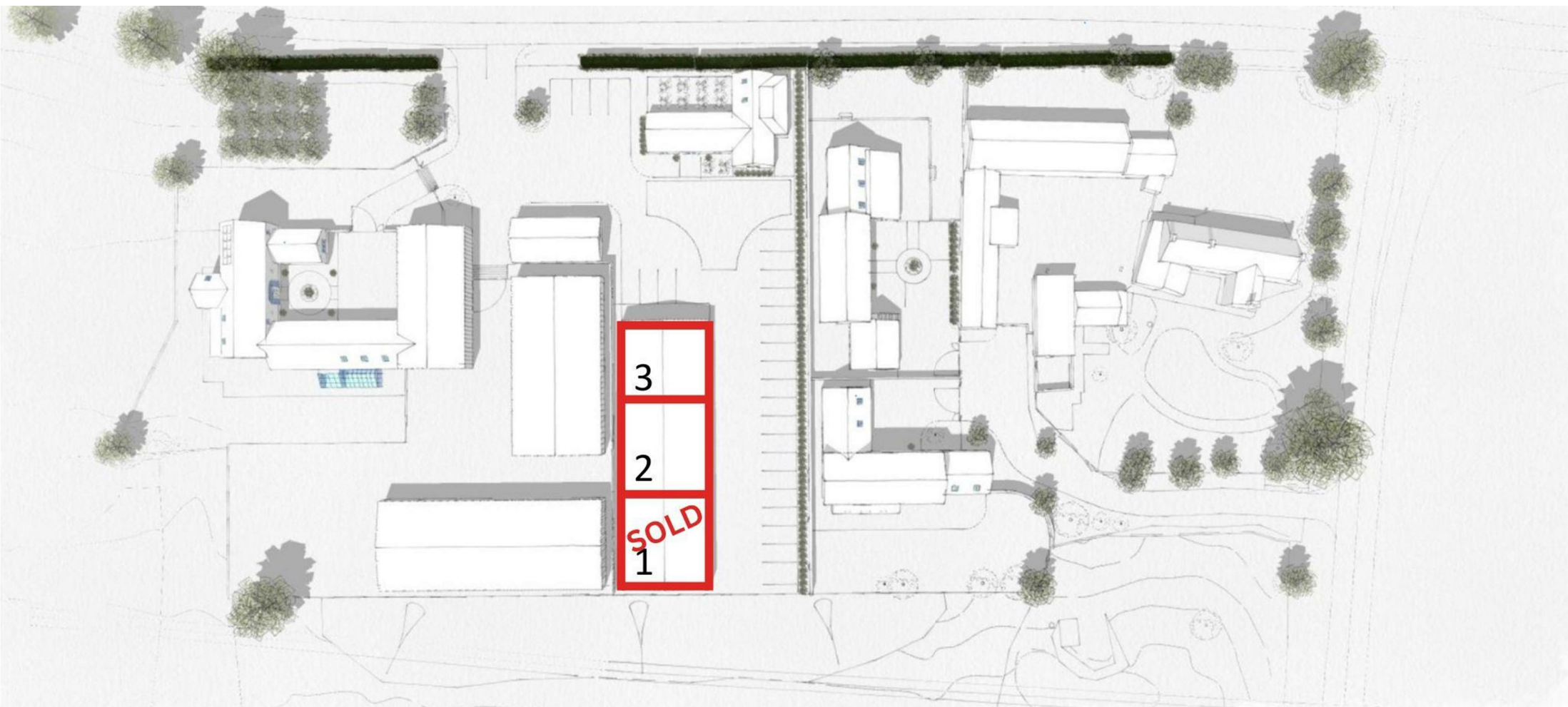


## LOCATION

Situated on Cross Roads Farm – the farm is located to the South of the village of Eastwell, at the junction of Waltham Road and Scalford Road when travelling away from the village.

Eastwell is a small village located near Melton Mowbray in Leicestershire. Melton Mowbray is a market town known for its rich history in food and farming. Eastwell is a rural village and is situated about five miles northeast of Melton Mowbray.

The village is surrounded by picturesque countryside and offers a peaceful and rural lifestyle. The Eastwell site will consist of 3 Commercial Storage / Retail Units with ample parking, access to the units from Scalford Road. Close to busy Crossroads which has favourable links to the A606 Nottingham the A607 - Grantham /Leicester and the A52 Grantham/ Nottingham and the A1.



## **SPECIFICATION**

The unit will consist of a steel portal frame, insulation, concrete floor, a glazed frontage with entrance door, LED lighting and with a mezzanine floor, whether to be office space or extra storage area.

Parking available and to be allocated on completion of the build.

W/C, running water, kitchenette and sub metered utilities are all, to be supplied.

**FULL BUILD SPECIFICATION DETAILS AVAILIABLE ON REQUEST AND VIEWING**

## GENERAL INFORMATION

**VIEWING:** Strictly by appointment with Shouler & Son, County Chambers, Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. [Tel:- \(01664\) 560181](tel:01664560181)

**TENURE:** Freehold, vacant possession upon completion

**SERVICES:** Mains electricity, water and drainage are connected. The service installations have not been tested by the agents. Prospective purchasers should make their own enquiries.

**RATEABLE VALUE:** TBC

**VAT:** We understand that VAT is not payable on the purchase price.

**EPC:** Predicted A Rating

Energy Efficiency Rating	Current	Minimum
Very energy efficient - lowest energy costs		
A		
B		
C		
D		
E		
F		
G		
Least energy efficient - highest energy costs		
England & Wales	EU Directive 2002/91/EC	



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