

 **Shouler & Son**

Land & Estate Agents, Valuers & Auctioneers



FARM SHOP / COMMERCIAL RETAIL

SCALFORD ROAD
EASTWELL, MELTON MOWBRAY, LE14 4EF

For Sale

£350,000.00

Approx. 2050 Sq. ft.

Exciting Business/Investment prospect

Approx 2050 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 Scaford 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 Farm Shop/Retail Commercial Building with ample parking, access to the site from Scaford 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

Approx. gross area of 2050sq.ft – internal area of approx. 1250sq.ft with an outside seating/retail area of approx. 800sq.ft.

Parking to be allocated on completion of the build.

Build to include, Retails Sales area, Commercial Kitchen area, Indoor and outdoor seating for approx. 60 covers, Customer toilets and multiple storage areas.

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

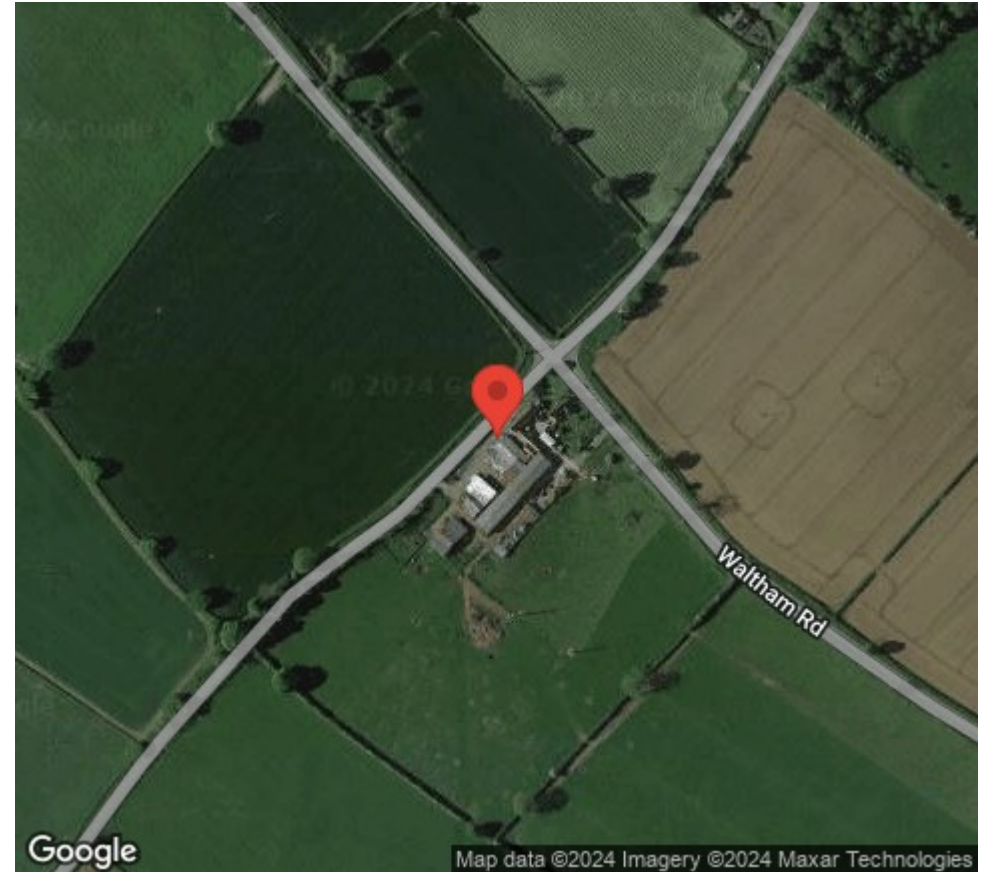
VAT: We understand that VAT is not payable on the purchase price.

EPC: Predicted A Rating

Energy Efficiency Rating		Current	Target
100-109 kWh/m ² /year	A		
81-100 kWh/m ² /year	B		
61-80 kWh/m ² /year	C		
41-60 kWh/m ² /year	D		
21-40 kWh/m ² /year	E		
1-20 kWh/m ² /year	F		
0-20 kWh/m ² /year	G		

100 kWh/m²/year or more: Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC



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