



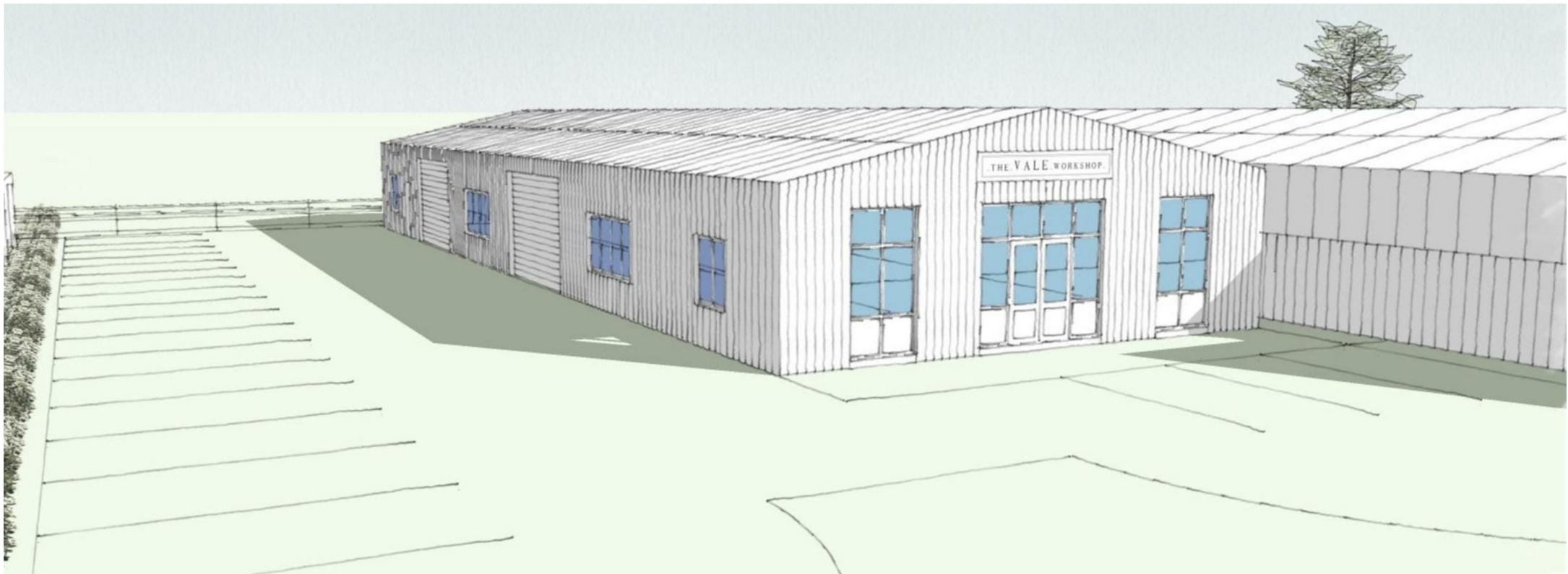
UNIT 2 SCALFORD ROAD

EASTWELL, MELTON MOWBRAY, LE14 4EF

For Sale £300,000.00

Commercial Unit Approx. 2520 Sq. ft.

Exciting "New Build" Commercial Unit approx. 2520 sq.ft.



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, electric roller shutter door, a personal 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

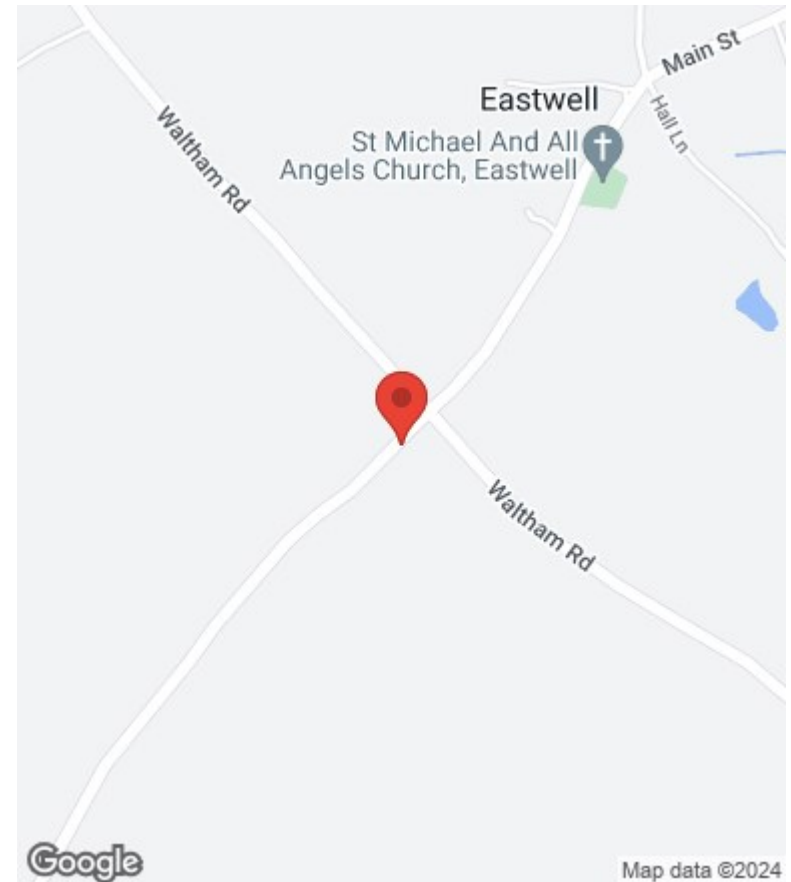
VAT: We understand that VAT is not payable on the purchase price.

EPC: Predicted A Rating

Energy Efficiency Rating		
Very energy efficient - lower running costs	Less	More
92-100 A		
81-91 B		
69-80 C		
55-68 D		
49-54 E		
45-48 F		
35-44 G		
2-35 H		

Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC



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