



1 NORMAN WAY
MELTON MOWBRAY, LE13 1JE

For Sale £695,000.00

A Substantial Commercial Freehold Site. Recently Reduced

Substantial Freehold site Reduced to Sell

Ideal for Leisure, Hospitality, 1st Floor Residential development in the heart of
"The Rural Capital of Food" Melton Mowbray.

A detached property offering 4,637 sq ft NIA of retail and office accommodation over 2 storeys with a ground floor warehouse/workshop area extending 1,621 sq ft GIA, prominently situated on the corner of Norman Way and Scalford Road with a substantial area of external hard standing providing car parking for 30+ vehicles. Melton Town Centre is within walking distance of the property with Melton train station being 0.7 miles away.

The property offers retail, office, warehouse / workshop and ancillary space on ground floor level with further office, retail, ancillary, kitchen and male and female WC's on first floor level. The property is built of brick and breezeblock construction under a flat roof. The property benefits from gas, electricity, mains water and mains drainage and sewerage connected. There is generous outside hard standing with perimeter walls and a metal access gate, suitable for approximately 30+ vehicles. Double glazed windows are present throughout with the majority benefitting from roller security shutter systems, including the main customer entrance doorway.



Local developments at the "Stockyard" area in Melton Mowbray will increase footfall around the Norman Way site, with a potential 10million investment into the site. 1 Norman Way sits 100yards from the proposed site. See link attached:<https://discovermelton.com/wp-content/uploads/2023/02/230127-Stockyard-Summary.pdf>



SERVICES

We understand that mains water, gas, electric and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Shoulers and prospective purchasers must rely on their own investigations as to their existence and condition.

BUSINESS RATES

From enquiries made through the Valuation Office website, we understand that the following Rateable value applies. Rateable Value- £36,750
However interested parties should make their own enquiries as to the amount of rates payable.

TERMS

The property is FOR SALE freehold with vacant possession.

EPC

Energy rating: tbc

VAT

We understand that VAT will not be payable on the purchase price.

LEGAL COSTS

Each party to pay their own legal costs incurred.



VIEWING:

Strictly by appointment with Joint Agents:

Shouler & Son Tel:- (01664) 560181.

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

Email: e.danby@shoulers.co.uk

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Lindpet House, 5 Marketplace, Grantham, NG31 6LJ

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Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

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EPC: This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating		
Band	Current	Potential
Not energy efficient - clear coating code		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher rating code		
England & Wales		
EU Directive 2002/91/EC		