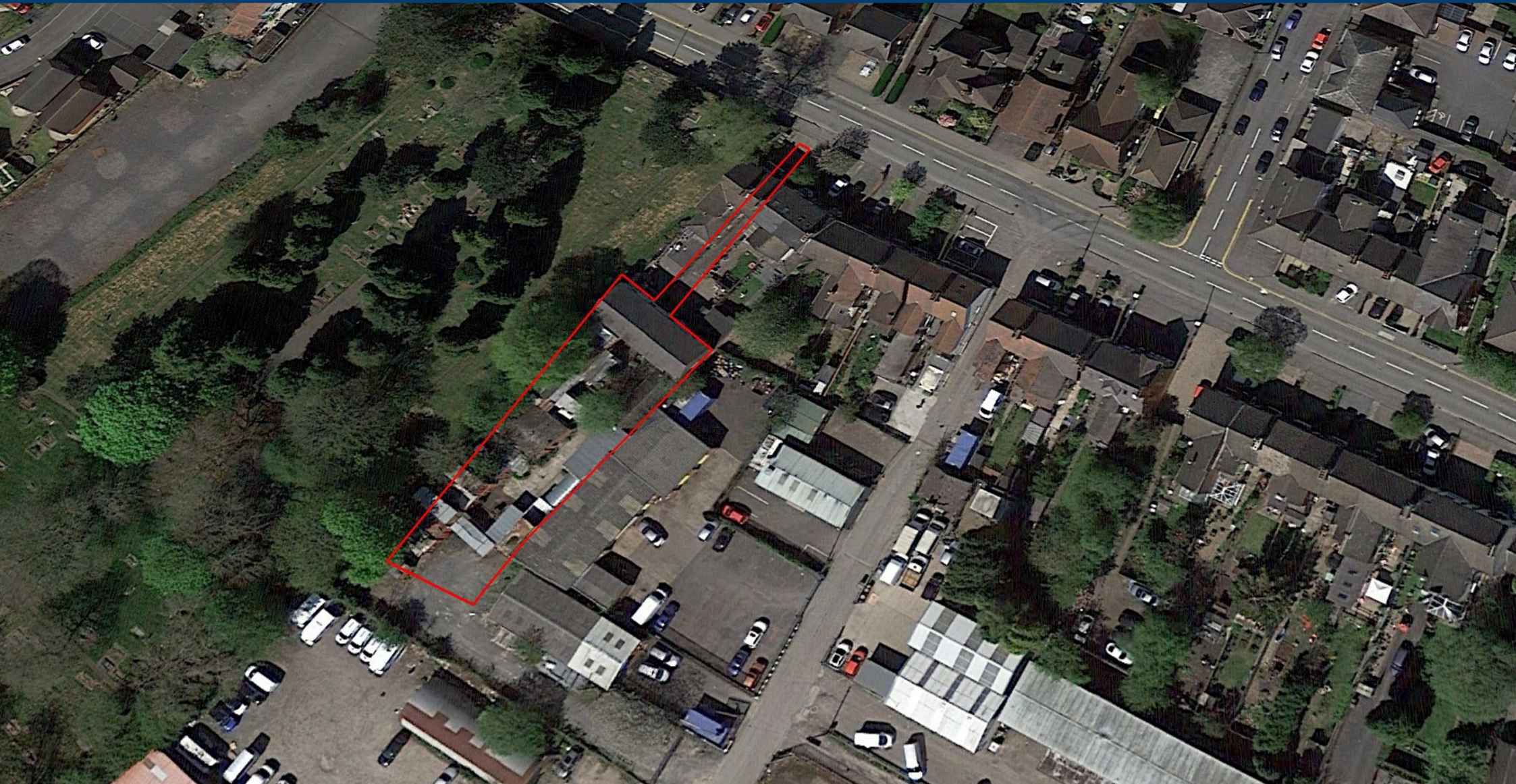




Land & Buildings
Rear of 54-56 London Road
Coalville
LE67 3JA

FOR SALE
£245,000



Workshops & Premises

Site Area 0.25 acres (0.10 hectares)

Land & Buildings rear 54-56 London Road, Coalville, Leics, LE67 3JA

LOCATION

The site is located on the south side of London Road approximately 1 mile from Coalville town centre and 4½ miles north-west of Junction 22 of the M1 motorway, easily accessed via the A511.

The property is approximately 4½ miles to the south-east of Junction 13 of the A42 which provides further access to the M42.

The property's location is shown on the plan within these particulars.



DESCRIPTION

The site comprises a mixture of hard standing and hard core surfacing suitable for external storage with a range of brick and block buildings. These comprise a two-storey brick building, a single-storey block building with double doors and a further ancillary building suitable as workshops or internal storage. There is also a small canteen and WC facilities.

The site is presently used for manufacturing purposes and benefits from 3-phase electrics, mains water and sewerage.

Access to the property is off London Road.

NB: All containers, plant and machinery will be removed from the site prior to a sale.

ACCOMMODATION

Site Area	0.25 acres	0.10 hectares
Workshop / Storage Space & Canteen (GIA)	366.54 sq m	3,945 sq ft

TENURE

The property is available freehold with vacant possession.

PRICE

£245,000 (two hundred and forty five thousand pounds).

BUSINESS RATES

Local Authority: NW Leicestershire
Period: 2021/2022
Rateable Value: £10,250

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

VAT will not be charged on the sale price.

EPC

There is currently no Energy Performance Certificate for the property however an EPC rating assessment has been requested.

PLANNING

All parties are to make their own enquiries via North-West Leicestershire District Council Planning Department.

ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).

CONTACT:

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07751 752280

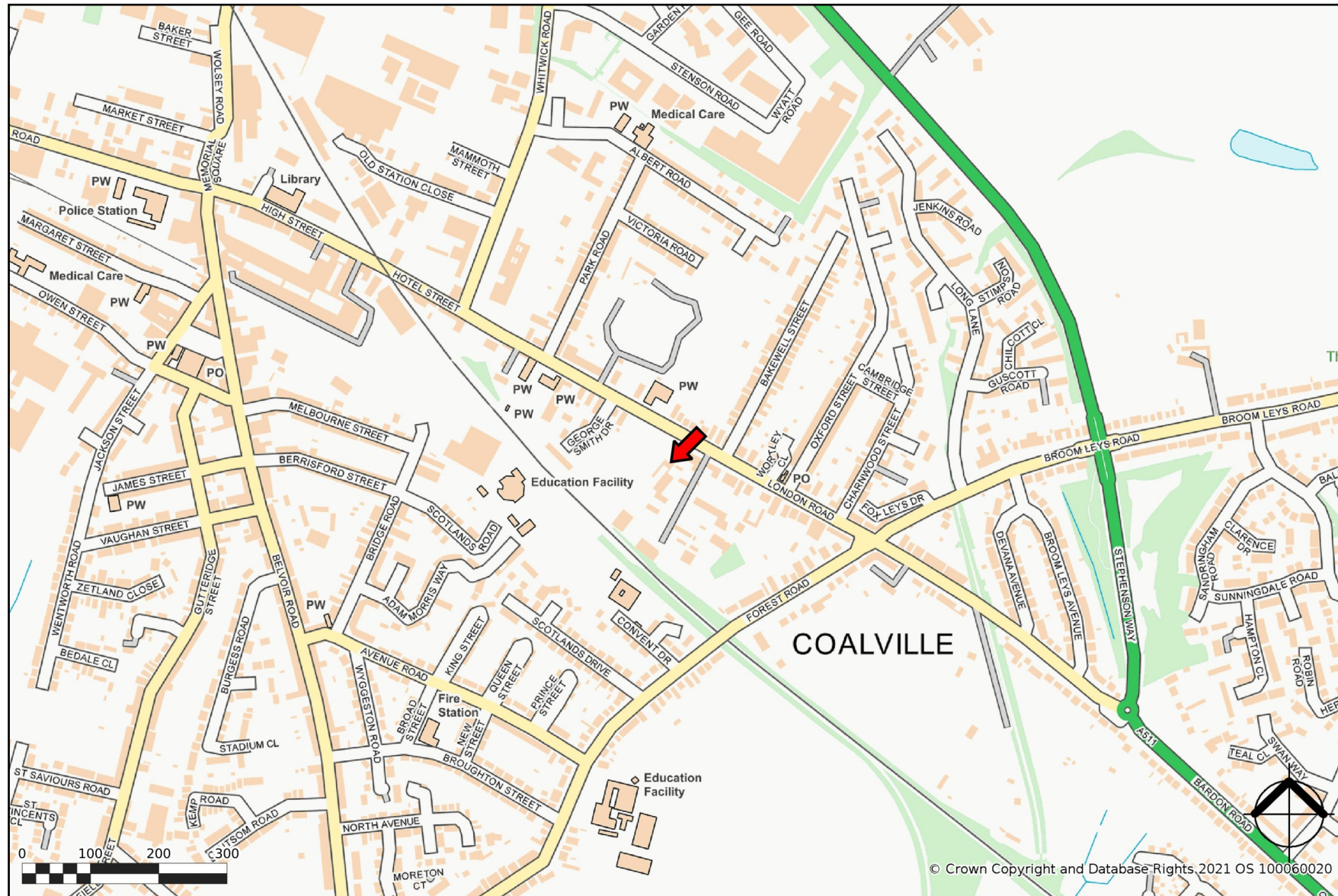
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IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

1. All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given
2. Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting
3. Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority
4. Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies
5. We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations