

FOR SALE Asking Price £750,000

1 Norman Way, Melton Mowbray, LE13 1JE



- Office / Workshop Premises
- NIA 581.38 Sq m (6,258 Sq ft)
- Prominent Roadside Position
- Vacant Possession
- Town Centre Location
- Development Potential
- Freehold For Sale
- Large Car Park To Rear

Lindpet House
5 Market Place
Grantham
NG31 6LJ

01476 930891

www.commerciallist.co.uk



LOCATION

This substantial detached property is situated on a prominent corner location at the busy intersection between the A407 and Scaford Road in the town center. The wider area is well established with a variety of different commercial and residential uses including shops, hotels, cafes / restaurants, houses and flats. Nearby occupiers include KFC, Lidl, Premier Inn and Pets At Home.

Melton is situated approximately 20 miles south east of Nottingham, 17 miles north east of Leicester and 16 miles south west of Grantham and benefits from good access with the A607 and the A606 running through.

DESCRIPTION

The property comprises a two-story structure built from brick and breezeblock construction under a flat roof. The ground floor is made up a mixture of open plan and partitioned rooms proving retail, office and workshop accommodation with further office, retail, storage, kitchen and male and female W.C's on the first floor. To the rear of the property there is a large car park with perimeter walls and a metal access gate, suitable for approximately 30+ vehicles. The property has development potential subject to the necessary planning consents being granted.

ACCOMMODATION

We have been informed that the net internal floor area is as follows;

- 4,637 Sq ft NIA of retail and office accommodation
- 1,621 Sq ft GIA of ground floor warehouse/workshop accommodation

TOTAL NIA- 581.38 Sq m (6,258 Sq ft)

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 Commercial List 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 at a guide price of £750,000.

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

For an appointment to view or further information please contact;

Charlie Burrows

e: charlieb@commercialist.co.uk t: 07923 448308



IMPORTANT NOTICE – Commercial List for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given by the vendor or lessor in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Commercial List has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Commercial List, nor enter into any contract on behalf of the vendor.
4. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.
5. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

PLEASE NOTE: by submitting an enquiry regarding this property you agree that we may send your details to the landlord of this property so they may contact you in order to answer any questions if necessary, or arrange a convenient viewing time.