

**BEST BIDS – 10TH JUNE 2024 BY 12PM**



**Former Bus Repair Centre, Mill Lane, Heather, Coalville, Leicestershire LE67 2QE**

## **Detached Former Bus Repair Centre**

- ▶ **Total GIA: 10,767 sq ft (1,000.3 sq m)**
- ▶ **Site area: 1.41 acres approx**
- ▶ **Potential development opportunity (STP)**
- ▶ **Price £750,000**

For enquiries and viewings please contact:



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## Location

Heather is an attractive rural village located within the north-west district of Leicestershire, close to the large village of Ibstock. The village is situated approximately 10 miles south-west of Loughborough and 13 miles north-west of Leicester. The towns of Coalville and Ashby de la Zouch are also within a 5 mile radius. The village and its surrounds have become better known for distribution and warehousing due to the ease of accessibility to the National Motorway Network at Junction 22 off the M1 motorway to the east and the A42 (M) to the west.

The subject property occupies a prominent position on the southern side of Mill Lane mid-way between Ibstock and Heather at the Mill Lane / Station Road intersection. The Old Station industrial complex is situated on the opposite side of the road and adjacent to the site is former Heather brick works where new speculative industrial development is presently taking place.

## Description

The premises comprises a detached single-storey industrial premises constructed around a steel portal frame with a mixture of brick / blockwork and clad elevation, beneath a pitched roof, incorporating translucent roof lights. To the front elevation there is a single-storey office block of brick construction beneath a flat felt roof, encompassing uPVC double glazed windows in the external elevations.

Internally, the premises was formally used as a coach repair depot and has been arranged in the main to provide open plan and unencumbered industrial space, with two specialist repair bays to the rear of the unit which encompass vehicle repair pits. There is also an integral two-storey office block which sits in the middle of the unit.

The main industrial accommodation, together with the repair bays, have a solid concrete floor throughout and an eaves height to the underside of the haunch 4.07m. Loading is provided by way of 9 loading bays. The two-storey integral office block has been configured to provide a number of cellular offices, WC facilities and a locker room on the ground floor, with a canteen and further office accommodation on the first floor. There is also the frontage office block which provides a reception area and a meeting room.

The property has not been utilised for a number of years and as such, in view of its present condition, we envisage that the site could potentially be suitable for redevelopment (STP).

## Planning

We believe the premises has an established use as a Coach Repair Centre which falls under Class Sui Generis.

Parties interested in the site's redevelopment or changing the planning use are recommended to discuss matters with the Local Planning Authority at North West Leicestershire District Council on 01530 454 545.

## Accommodation

	Sq M	Sq Ft
Front Office Block - Ground Floor	41	441
Main Building - Ground Floor Warehouse, Repair Bays & Office	869.2	9,356
First Floor Offices	90.1	970
<b>Total</b>	<b>1,000.3</b>	<b>10,767</b>

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

## Tenure

The property is available to purchase on a freehold basis with vacant possession.

The site to be sold will be carved out of our clients wider freehold ownership. An indicative plan showing the approximate area to be sold (edged in red) can be seen on the rear page. A right of way to access the rear part of the wider site will need to be retained by our clients.

## Services

We understand that mains water, drainage and three phase electricity are connected to the property. Heating is provided by an oil-fired central heating system.

## Price

£750,000

## VAT

All figures quoted are exclusive of VAT, if applicable.

## Legal Costs

Each party is to bear their own legal costs incurred.

## EPC

A copy of the EPC is available upon request.

## Viewings

Viewings are by appointment with Innes England.

## Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

Date Produced: 03-June-2024





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