



FOR SALE

INDUSTRIAL UNIT/STORE

Unit to the Rear of 209 Melbourne
Road, Ibstock, LE67 6NQ

Roller shutter door access



Three car parking spaces



Fitted office, kitchen and WC



Internal eaves height 2.4m



GIA - 849 sq ft (79 sq m)



LOCATION

The subject property is accessed from Ashby Road in Ibstock which emanates from the A447 Hinckley to Coalville Road. We are advised that there is a right of way over the accessway to the west of the BP Garage to the unit in common with the occupiers of 34 Ashby Road.

Ibstock is a village (population approx. 7,500) located in North West Leicestershire and is traversed by the A447. Hinckley is located approximately 10 miles to the south and Coalville approximately 3 miles to the north east. Trunk road access is convenient via the M42/A42 at Appleby Magna, approximately 6 miles to the west.

DESCRIPTION

The subject property comprises a detached industrial unit/store of brickwork construction surmounted by a pitched steel clad roof, supported by timber roof trusses. There is a roller shutter door to the front elevation and the internal eaves height is approximately 2.4m.

Internally, the property comprises a main industrial area, with step down to office, kitchen and WC. The office benefits from perimeter trunking, carpeting and suspended ceiling with inset lighting. The industrial area has a solid concrete floor and fluorescent strip lighting.

Externally, there are three car parking spaces for the use of the property.

ACCOMMODATION

In more detail, the accommodation comprises the following on a Gross Internal Area (GIA) basis:

		SQ FT	SQ M
Ground	Front	467	43.38
Ground	Rear	382	35.49
		849 Sq Ft	78.87 Sq M

SERVICES

We are advised that the property benefits from mains electricity (60 amp single phase), water and drainage.

BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject property appearing in the Rating List of the North West Leicestershire Council is:

Rateable Value: £4,050

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The Freehold interest in the subject property is available, subject to vacant possession, at an asking price of £85,000.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D(84)

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the selling agents, Wards Commercial at 20 Station Road, Hinckley, Leicestershire. Telephone: 01455 251771. Email: info@wardsonline.co.uk.

VALUE ADDED TAX

All transactions stated are exclusive of Value Added Tax.

NOTE RE SERVICES, ELECTRICAL WIRING AND HEATING APPLIANCES

None of these items have been tested. We would

recommend that any interested parties checks these items to their satisfaction.

SUBJECT TO CONTRACT

NOTE RE: MEASUREMENTS

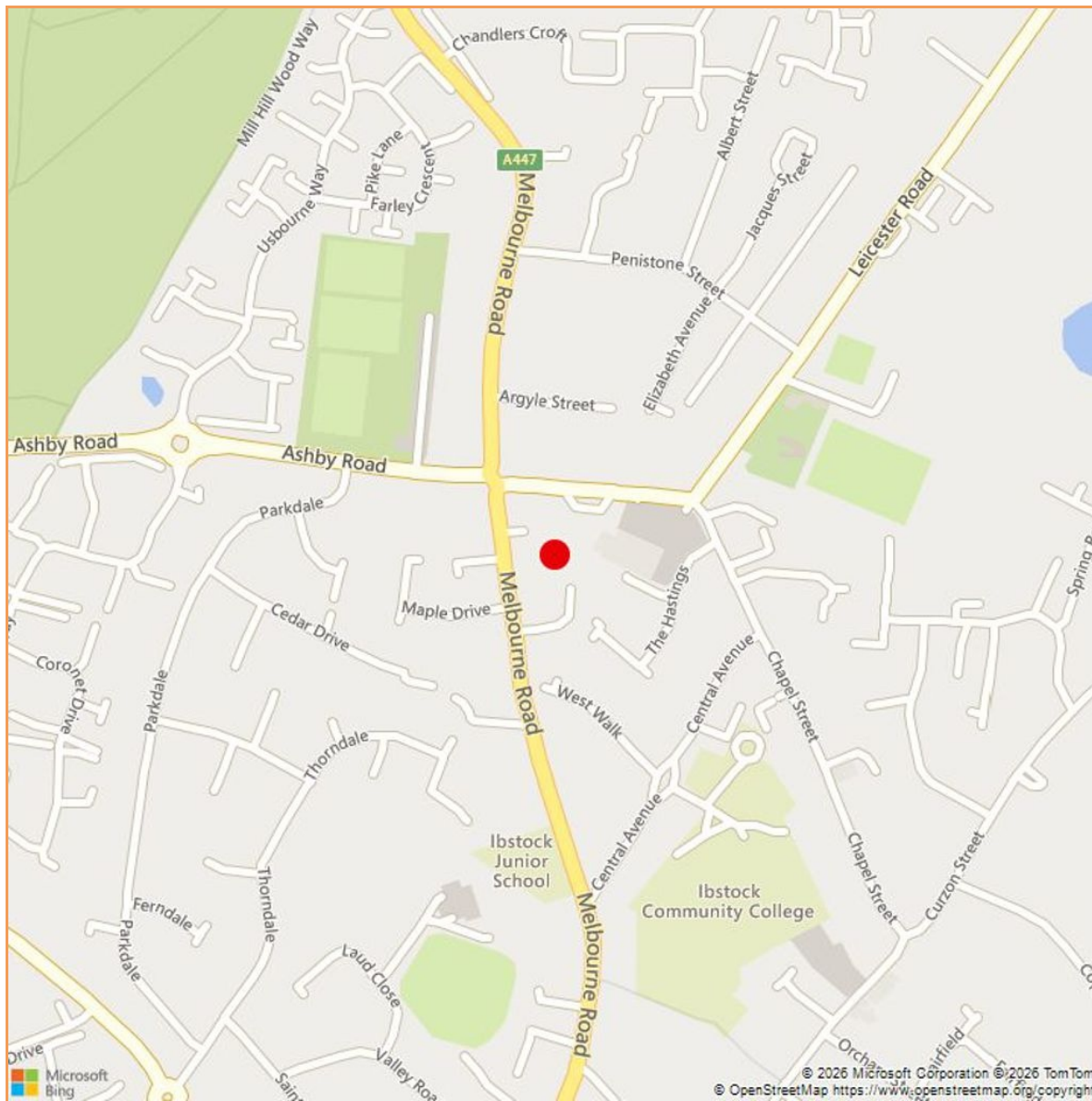
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

NOTE RE: PLANS

Please note that any plans contained within these particulars are for identification purposes only.

N.B. We would recommend that interested parties contact this office to ascertain whether these particulars have been changed in any way since they were issued.





20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

wardsonline.co.uk



Ward Surveyors Limited - Registered in England No.4567836

DISCLAIMER: Wards Commercial for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Wards Commercial or the Vendors or Lessors, as a general outline only for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of a contract; ii) no principal or employee of Wards Commercial has any authority to make or give any representations or warranty or enter into any contract whatsoever in relation to the property; iii) Wards Commercial cannot guarantee the accuracy of any description, dimensions, references to condition, necessary planning permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iv) VAT may be payable on the purchase price and/or rent. All figures are quoted exclusive of VAT and intending purchasers or lessees must satisfy themselves as to the applicable VAT position by taking appropriate professional advice from a chartered accountant; v) Wards Commercial will not be liable for any loss arising from the use of these particulars.