



FOR SALE

DETACHED INDUSTRIAL PREMISES

258 Station Road, Bagworth, Coalville,
LE67 1BN

Residential redevelopment potential
(STPP)



50m frontage to Station Road



Concrete surfaced yard area and
timber double door access



Office and WC facilities



GIA - 3,411 sq ft (317 sq m)



LOCATION

The property is located on Station Road in Bagworth, which is the main road leading from Bagworth village centre to Ellistown and Coalville thereafter. The surrounding area is residential in use.

Bagworth is a well-positioned Leicestershire village with a local population of approximately 3,000, located around 7 miles west of Leicester, 5 miles southeast of Coalville and about 7 miles northeast of Hinckley. The village benefits from strong strategic connectivity, with the A447 nearby and direct access to the M1 motorway at Junction 22 (Markfield) approximately 3 miles to the north, providing efficient links to the wider Midlands motorway network.

DESCRIPTION

The property comprises detached industrial premises on Station Road in Bagworth. The property offers redevelopment potential for residential (STPP) and benefits from an prominent 50m frontage to the main road.

The property comprises three sections, the newest of which we are advised was constructed in the 1980s and is of steel frame construction with concrete sectional elevations surmounted by a pitched asbestos sheet roof. This section has an eaves height of 3.3m and double timber loading doors (2.3m width x 3.3m height) and a storage mezzanine. Internally there is an office, two WCs, store and tea point. The original factory has steel clad elevations and has been extended with a WC block of cavity brickwork construction, both surmounted by a mono pitched roof. To the rear there is a lean to structure. The working height is 2.5m and there is a loading door (1.7m width x 2.5m height).

Externally, there is a concrete surfaced yard area to the side elevation providing car parking and with three containers currently sited (to be included with the sale).

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Extension	1,596	148.27
Ground	Factory	1,633	151.71
Ground	Lean To	181	16.81
		3,411 Sq Ft	316.88 Sq M

SERVICES

We understand mains gas, electricity (three phase), water and drainage are connected or available to the property. Heating is by way of an oil fired blower heater. We are advised that gas has been installed to the building but not connected.

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 District Council is:

Rateable Value: £17,750

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 £300,000. The property is to be sold as seen with the contents left in situ.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - G(210)

FOR FURTHER INFORMATION AND VIEWING

STRICTLY by prior appointment with the letting 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

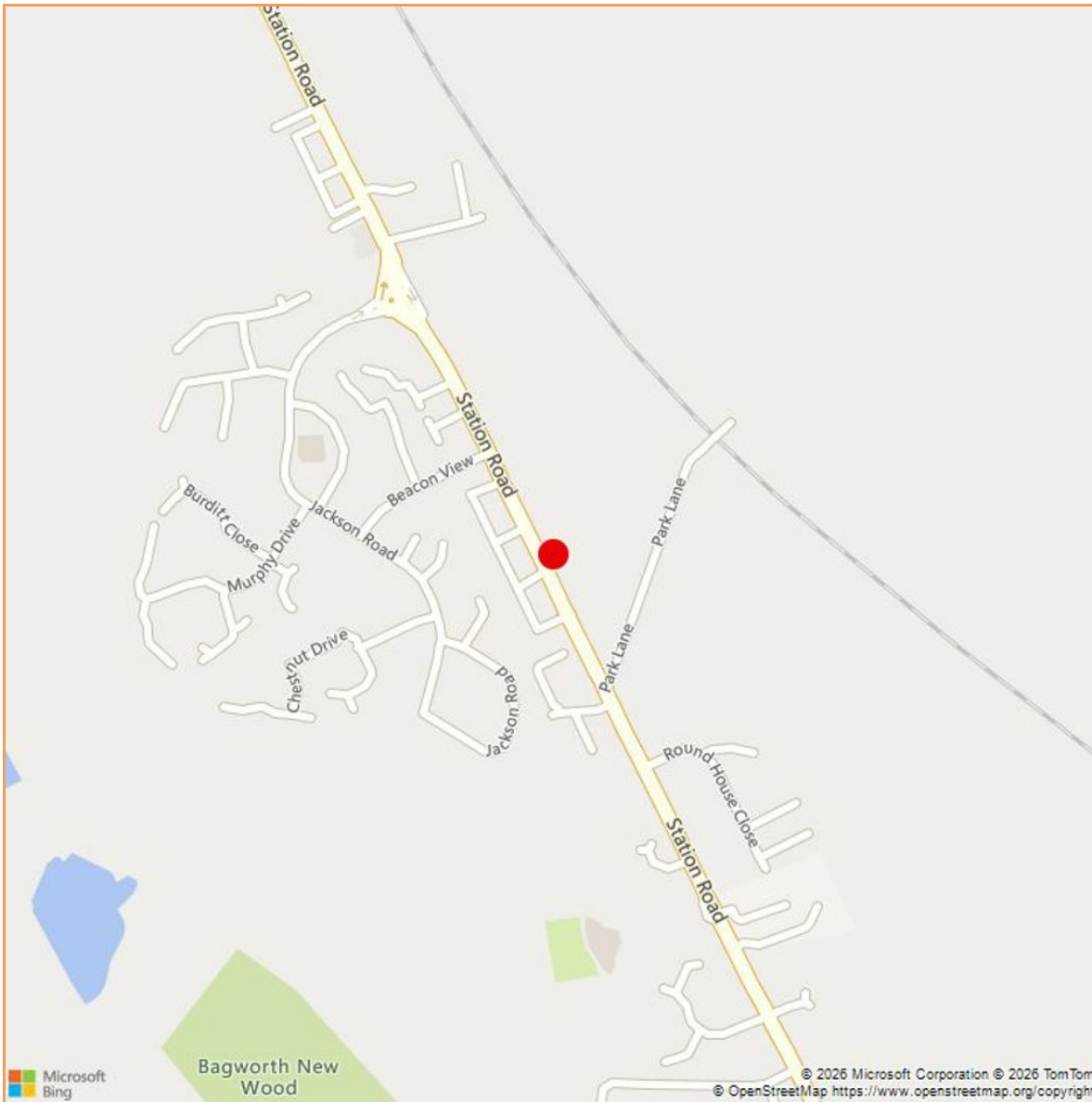
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

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.





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