



FOR SALE

INDUSTRIAL BUILDING

Unit 10 Stapleton Lane,
Barwell, LE9 8HE

Brickwork construction



Timber loading doors



Mains electricity



Solid concrete floors



GIA - 875 sq ft (81 sq m)



LOCATION

Stapleton Lane is one of the principal roads into the village of Barwell and the village centre is in close proximity to the village centre. The subject property situated between an engineering factory and residential dwellings.

Barwell is a village lying approximately 2 ¼ miles from Hinckley. The A47 provides access to Leicester approximately 10 miles to the north east. There is a limited entry junction of the M69 at Sapcote providing access to Junction 21 of the M1 at Leicester.

DESCRIPTION

The subject property is shown on the attached title plan and comprises a small industrial building of solid brick construction surmounted by a combination of pitched and hipped tiled and asbestos clad roofs.

The unit benefits from timber loading doors to the front elevation, solid concrete floors and mains electricity.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Front Workshop	428	39.76
Ground	Middle Workshop	253	23.5
Ground	Rear Workshop	194	18.02
		874 Sq Ft	81.19 Sq M

SERVICES

We have been informed the property benefits from mains electricity.

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 Hinckley & Bosworth Borough Council is:

Rateable Value: unavailable

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The Freehold interest in the property is available, subject to vacant possession, at a guide price of £75,000.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

Not required.

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

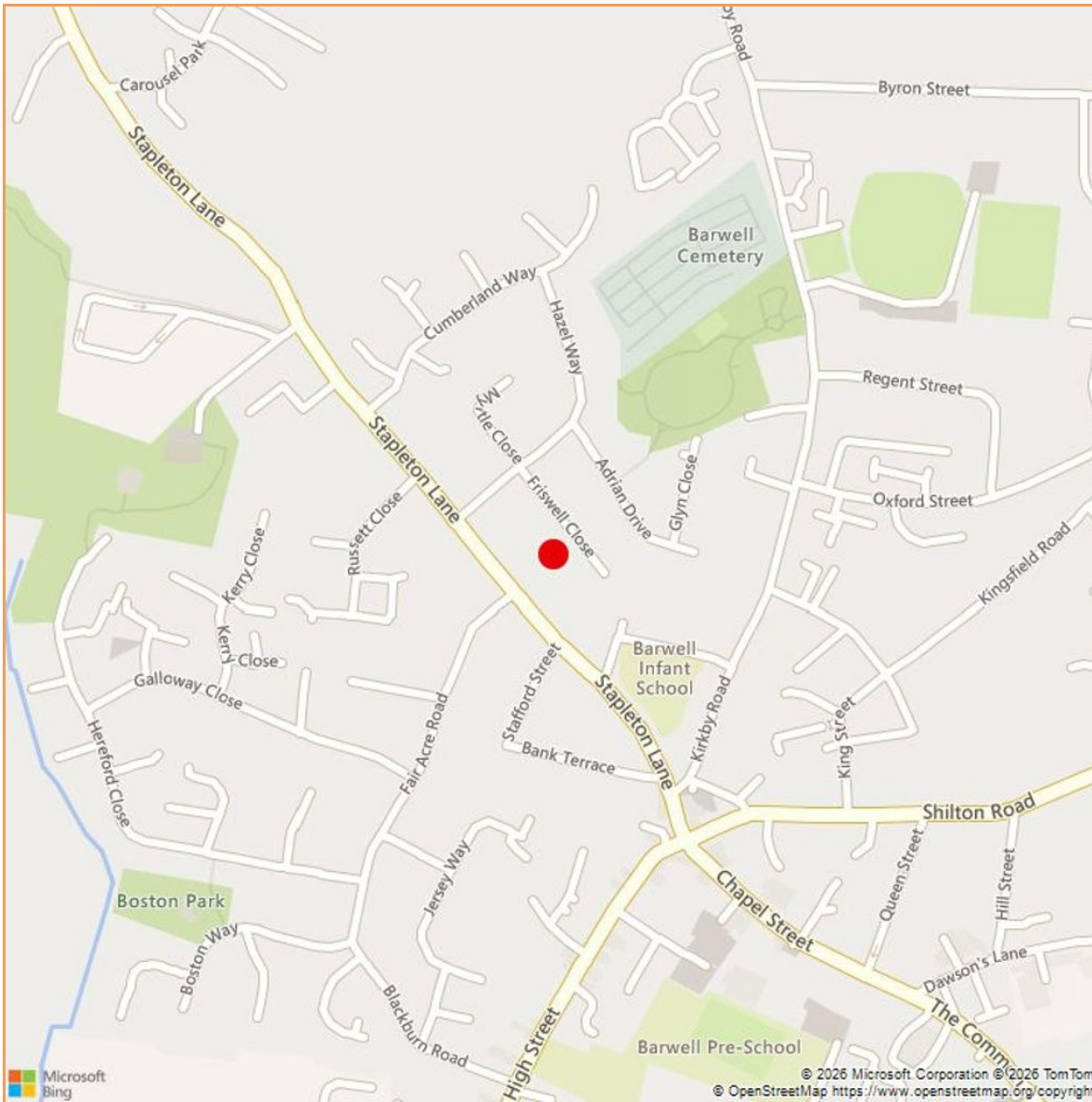
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

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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