



TO LET

CAR SALES PITCH & OFFICE

Units B1 & B4 Dawsons Lane,
Barwell, LE9 8BE

Electricity & water can be made
available to the site



25 car parking spaces



Sales office with shared WC facilities



Office NIA - 422 sq ft (39.2 sq m)



Pitch Site Area - 0.17 acres (0.07 ha)



LOCATION

The subject property is located fronting onto Dawsons Lane, Barwell, close to the junction with The Common and Hill Street. The Common provides access to the A47 which in turn provides access to Hinckley and Leicester.

Barwell is a village (population 9,000) lying approximately 2¾ 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. Barwell benefits from a wide range of amenities and excellent access to local bus routes, with regular services to Hinckley, Nuneaton, Leicester and Coventry.

DESCRIPTION

The property comprises a car sales pitch, located towards the rear of of a terrace of industrial premises, along with a sales office with kitchen and WC facilities.

Unit B1 comprises of a ground floor office within a larger Industrial building. Internally the accommodation is cellular with office accommodation, WC and kitchenette facilities.

Unit B4 comprises of a tarmacadam car park for approximately 25 cars.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Office 1	191	17.74
Ground	Office 2	151	14.03
Ground	Store	50	4.64
Ground	Kitchen	29	2.69
Site Area		0.17 Acres	0.07 Hectares

SERVICES

We understand mains electricity and water can be made available to site. Mains electricity is available to the office.

PLANNING

Interested parties should satisfy themselves with enquiries to Hinckley & Bosworth Borough Council in respect of the current planning use and status of the property.

BUSINESS RATES

As a result of web enquiry only, we understand that the entries appearing in the Rating List of Hinckley & Bosworth Borough Council are:

Unit B1 - £5,500
Unit B4 - £3,650

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The property is available to let, on a new full repairing and insuring lease lease, for a term to be agreed at a commencing rental of £18,000 per annum exclusive.

LEGAL COSTS

As is standard, the ingoing tenant will be responsible for the landlord's reasonable legal costs incurred in the grant of any lease.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - to be supplied

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.

REFERENCING FEE

A referencing fee of £120 (£100 + VAT) will be made to any party making an application to rent the subject property.

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.

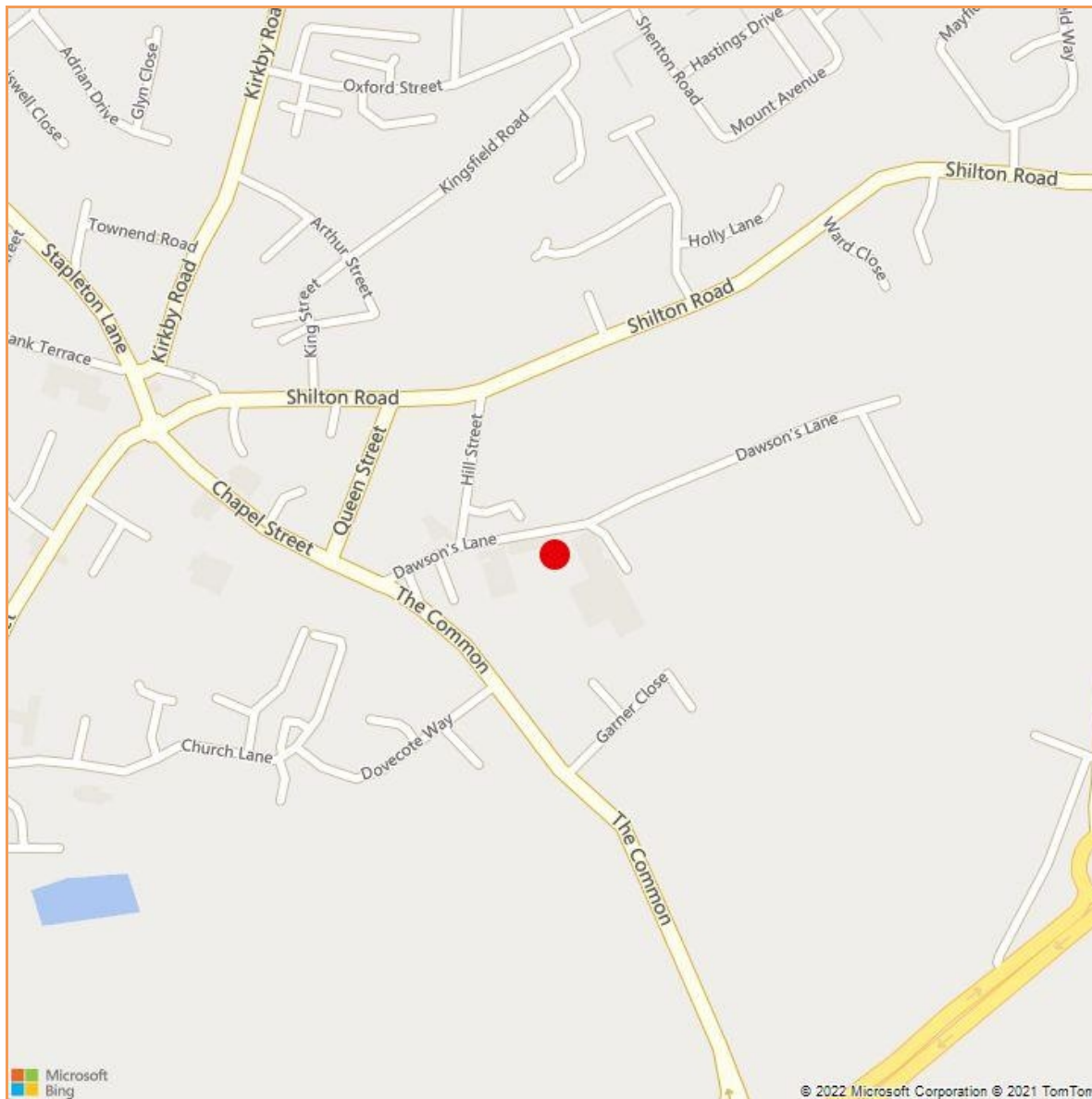
NOTE RE: PLANS

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.

PLEASE NOTE if you are not represented by an RICS member or other property professional, you must be aware of the Code for Leasing Business Premises, England and Wales and its supplemental guide, which are available from the RICS website (www.rics.org). We strongly recommended that you seek professional advice from a chartered surveyor, solicitor or licensed conveyancer before agreeing or signing any business tenancy agreement.





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