



FOR SALE

INDUSTRIAL INVESTMENT OPPORTUNITY

Units A & B, Dawsons Lane,
Barwell, LE9 8BE

Passing rent £52,400 pax



ERV £70,400 pax when fully let



Car sales/car repair tenants



Longer term development potential
(STPP)



GIA - 7,929 sq ft (737 sq m) plus 0.17
acre car sales pitch



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 2½ 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

Unit A comprises two end terraced light industrial units of steel frame construction with brick and block elevations. A1 is surmounted by a mono-pitched steel roof with a minimum eaves height of 2.8m. Internally, the property comprises clear span workshop space, accessed by a roller shutter door (2.8m height x 6.1m width), with ancillary kitchen/WC facilities. Unit A2 is surmounted by a mixture of pitched asbestos sheet, corrugated steel and flat roofing systems. Internally, the unit is predominantly open plan space, with a lower-level storage area with office and kitchenette facilities. The unit is accessed via a roller shutter door. Externally, there is loading and parking area to the front of both units.

Unit B comprises steel framed industrial buildings, with brickwork and asbestos sheet elevations, surmounted by pitched asbestos sheet north light roofs. B1 comprises of a ground floor office within a larger Industrial building. Internally, the accommodation is cellular with office accommodation, WC and kitchenette facilities. B2 comprises an industrial unit with ground floor office, kitchen and WC along with a mezzanine office. The unit is accessed via roller shutter door to the front elevation. B3 comprises an industrial unit with kitchen and WC facilities, an eaves height of 3.3m and roller shutter door access (2.5m height x 3.8m width). B4 comprises a car sales pitch of approximately 0.174 acres, surfaced with hardstanding, for approximately 25 cars.

ACCOMMODATION

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

		SQ FT	SQ M
Unit A1	A1 Powder Coat	1,970	183.01
Unit A2	Atalights Car Detailing	1,036	96.24
Unit B1	Vacant	421	39.11
Unit B2	Demon Body Repair	2,108	195.83
Unit B3	The Lab Bodyworks	2,394	222.4
Unit B4	Vacant	0.17 Acres	0.07 Ha
GIA Total		7,929 Sq Ft	736.6 Sq M

SERVICES

We understand all mains services are available or connected to the subject property.

BUSINESS RATES

As a result of internet enquiry only, we understand that the Rateable Value for the subject properties appearing in the Rating List of the Hinckley & Bosworth Borough Council is:

A1 - £12,250
A2 - £9,500
B1 - £5,500
B2 - £12,750
B3 - £13,250
B4 - £3,650

THIS IS NOT THE AMOUNT PAYABLE

TENURE

The Freehold interest in the subject property is available, subject to the occupational agreements in place, at an asking price of £850,000. We are advised the current rents payable are as follows:

A1 - £14,000 pax
A2 - £12,000 pax

B1/B4 - vacant. ERV £18,000 pax
B2 - £12,000 pax
B3 - £14,400 pax

The current passing rent is therefore in the order of £52,400 pax (5.9% NIY), with an ERV of £70,400 per annum when fully let, reflecting an 8.3% reversionary yield.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

We have been advised that EPCs are not required as the buildings have been assessed as Non Relevant Building and are therefore exempt of a Commercial EPC.

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

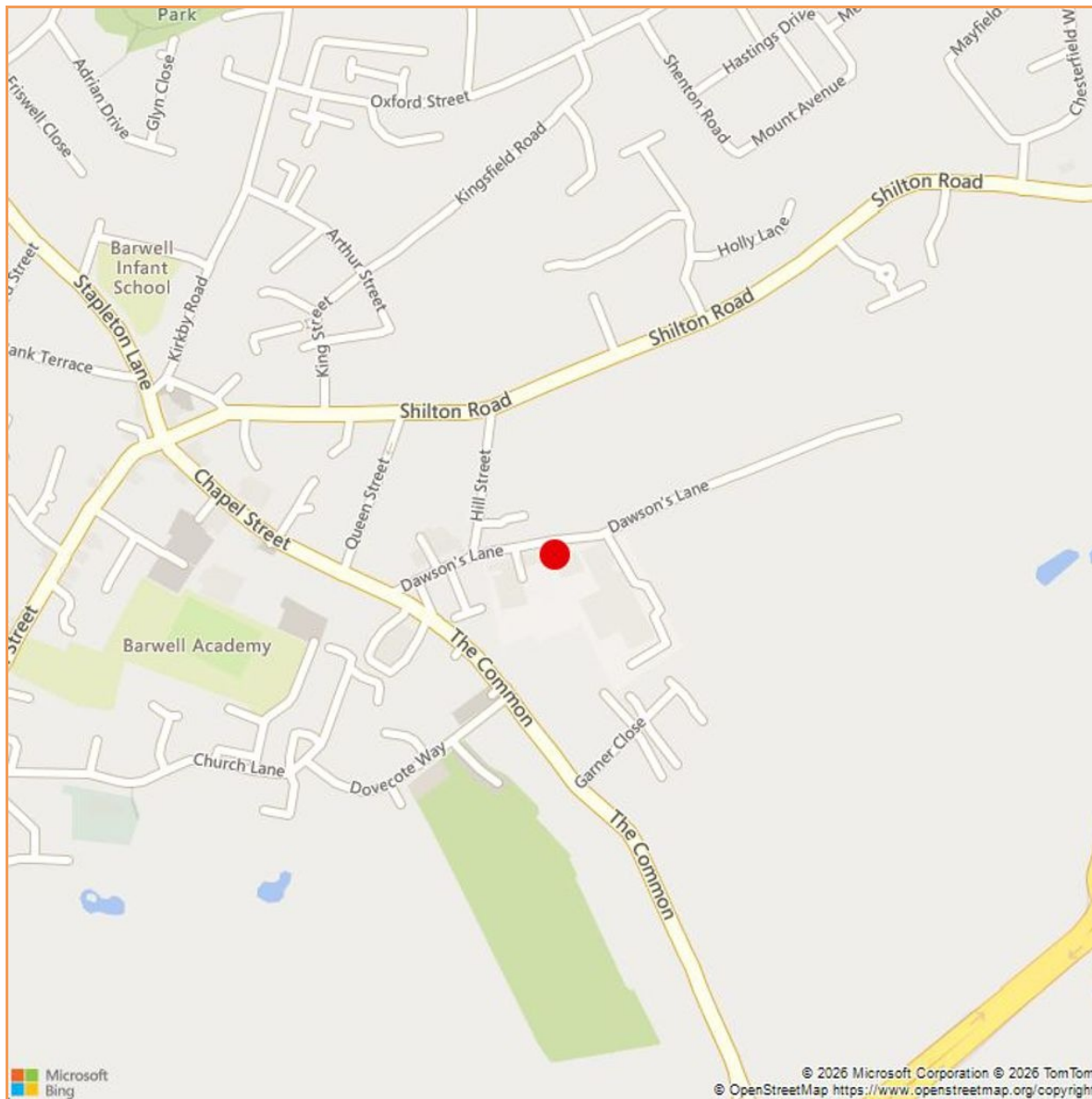
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

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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