



FOR SALE / TO LET

INDUSTRIAL PREMISES

SJ Textiles, George Street,
Barwell, LE9 8GN

Located on the fringe of Barwell
village centre



Convenient access to the A47 and
A5/M69 thereafter



Roller shutter access



Suitable for alternative uses (STPP)



GIA - 2,331 sq ft (217 sq m)



LOCATION

The subject property is located on the corner of George Street and King Street on the fringe of Barwell village centre. The surrounding area comprises a mixture of residential and commercial uses. King Street itself leads to Shilton Road, which provides access to Barwell village centre and Earl Shilton town centre and the A447/A47 thereafter.

Barwell is a village 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 the M1 and wider national motorway network.

DESCRIPTION

The property comprises an industrial premises of solid brickwork construction surmounted by two pitched asbestos sheet roofs with skylights therein.

Internally, the property comprises a reception office, industrial areas, store and two WCs. There is an electric roller shutter access door (2.46m width x 2.40m height) and a working height of approximately 2m.

Externally, there is on street car parking to the George Street elevation.

ACCOMMODATION

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

		SQ FT	SQ M
Ground	Industrial/Office	1,273	118.26
First	Mezzanine Areas	1,058	98.29
		2,331 Sq Ft	216.55 Sq M

SERVICES

We understand mains electricity (single phase and three phase), water and drainage are connected to the subject property. Gas is available but has been capped.

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: £6,400

THIS IS NOT THE AMOUNT PAYABLE

TENURE

Sale - The Freehold interest in the subject property is available, subject to vacant possession, at an asking price of £145,000.

Letting - The property is available to rent on a new full repairing and insuring lease, for a term to be agreed, at a commencing rental of £10,800 per annum exclusive.

LEGAL COSTS

Sale - Each party to bear their own legal costs.

Letting - As is standard, the ingoing tenant is to cover the landlord's legal fees for the lease and rent deposit deed.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating - D(97)

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

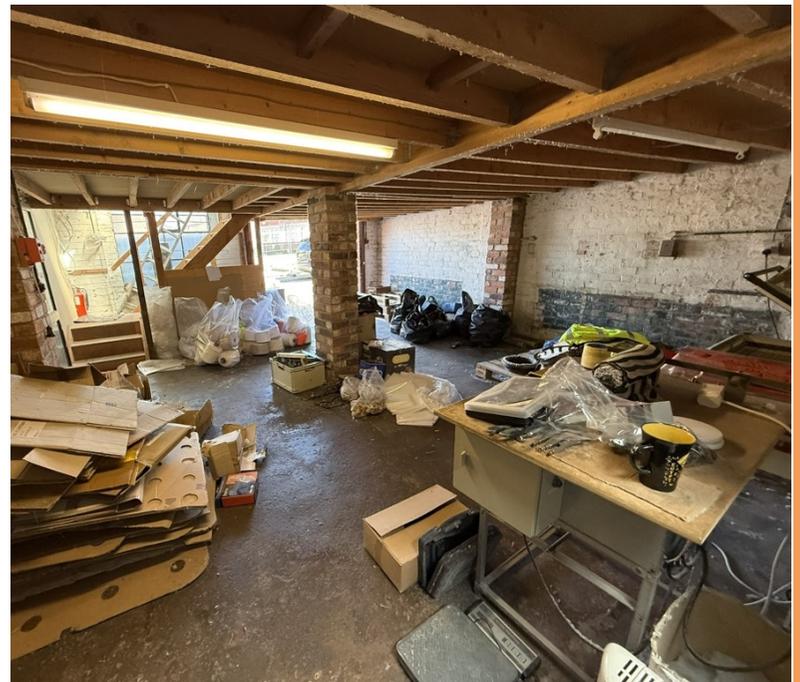
Please note the measurements contained within these particulars are only approximate and no reliance whatsoever should be placed upon the same. We would suggest that a prospective purchaser/lessee carries out their own measurements.

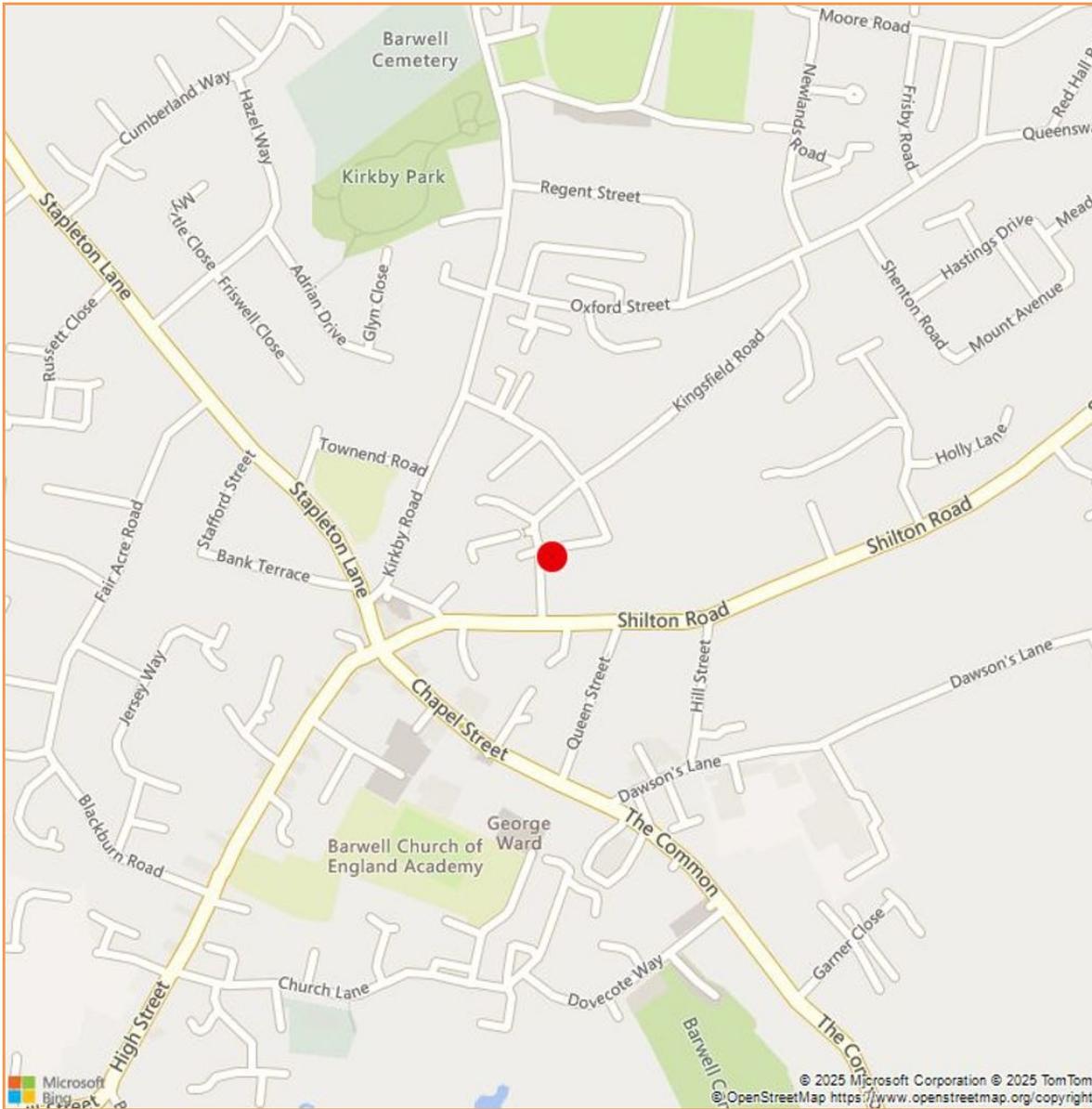
NOTE RE: PLANS

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.





20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

wardsonline.co.uk



DISCLAIMER: Wards Commercial for themselves and for the Vendors or Lessors of the property whose agents they 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.

Ward Surveyors Limited - Registered in England No.4567836