

**MATHER
JAMIE**

01509 233433

Market Street
Coalville
Leics
LE67 3DX

TO LET
£20,000 pax



Industrial Premises with Large Yard

178.57 sq m (1,922 sq ft)

Market Street, Coalville, Leics, LE67 3DX

DESCRIPTION

A detached industrial unit benefiting from solid concrete flooring, pitched roof incorporating 10% translucent light panels, single roller shutter door, 3-phase power and an internal eaves height of 4.55m.

The property also benefits from a rear yard comprising approximately 0.11 acres.

NB: The Landlord will install a WC.

ACCOMMODATION

Total GIA	178.57 sq m	(1,922 sq ft)
Yard	0.11 acres	

TENURE

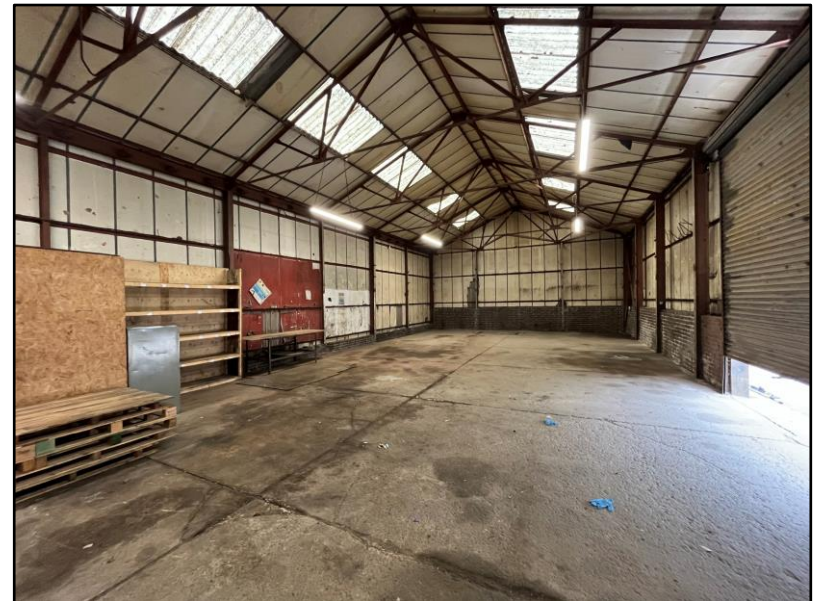
The property is available by way of a new lease on terms to be agreed.

RENT

£20,000 (twenty thousand pounds) per annum exclusive.

VAT

VAT will not be charged on the rent.



Market Street, Coalville, Leics, LE67 3DX

BUSINESS RATES

Local Authority: NW Leicestershire
Period: 2024/2025
Rateable Value: TBC

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

There is currently no Energy Performance Certificate for the property however an EPC rating assessment has been requested.

PLANNING

We understand the premises have established planning use under Classes E / B2 / B8 of the Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries of the local planning authority.



Market Street, Coalville, Leics, LE67 3DX

Site Plan



Produced on Apr 19, 2024.
© Crown copyright and database right 2024 (licence number 100059532)



10 m
Scale 1:500 (at A4)

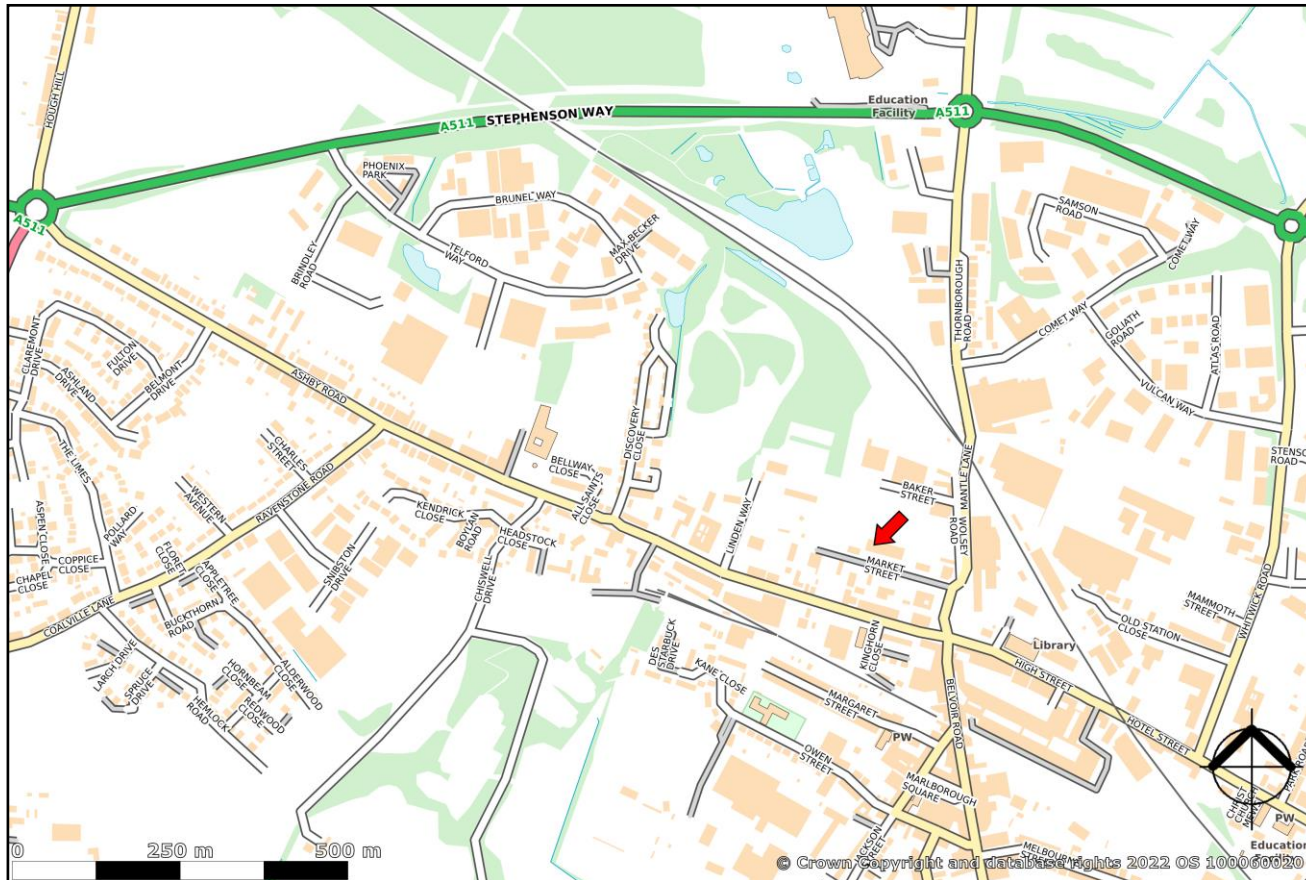


Market Street, Coalville, Leics, LE67 3DX

LOCATION

The property is located in central Coalville just off Thornborough Road, with easy access to the Coalville bypass.

Market Street is a cul-de-sac location with a variety of industrial occupiers with the premises being ideally situated to serve Coalville and benefit from good communications to east and west via the A50 to the M1/M42 motorways.



CONTACT:

Fraser Hearfield BSc (Hons)
fraser.hearfield@matherjamie.co.uk
07377 294108

Charlie Lallo MRICS
charlie.lallo@matherjamie.co.uk
07751 752280



**3 Bank Court
Weldon Road
Loughborough
Leicestershire
LE11 5RF
Website: www.matherjamie.co.uk**

IMPORTANT INFORMATION

All statements contained in these particulars are provided in good faith and are believed to be correct. The accuracy is not guaranteed nor do they form part of any contract or warranty. Prospective purchasers should note the following:

All dimensions, distances and floor areas are approximate and are given for guidance purposes only. Potential purchasers should satisfy themselves as to the validity of the figures given

Information on tenure/tenancies and possession is provided in good faith. We recommend prospective purchasers have this information verified by their solicitors prior to completion of any purchase/letting

Information relating to Town & country planning matters and the availability of services has been obtained by verbal enquiry only from the appropriate Local Authority

Mather Jamie do not warrant that there are no connection charges in the availability of services to the property and furthermore prospective purchasers/tenants should obtain written confirmation prior to entering into contract for purchase or lease from the relevant companies

We have not tested on services, central heating installations, plumbing installations or electrical installations and therefore the prospective purchaser/lessee should undertake independent investigations as to condition of all services and mechanical/engineering installations