

**MATHER
JAMIE**

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**8 Bakewell Street
Coalville
Leics
LE67 3BA**

**FOR SALE
£350,000**



**Offices with Residential
Conversion Potential (STP)**

237.02 sq m (2,551 sq ft)

8 Bakewell Street, Coalville, Leics, LE67 3BA

DESCRIPTION

The property forms a detached office premises previously occupied by the Leicestershire Mining Association.

The property was extended circa 10 years ago to provide additional space. The ground floor comprises a kitchen, male/female WCs, a mixture of private and open plan office spaces plus a meeting room. The first floor comprises a private office/meeting space, a large open plan office space and an additional meeting room.

The property benefits from air conditioning in part, LED lighting in part and original features which add to the character of the property.

Externally there is a car park at the rear for parking for 15-16 cars and a building for external storage.

The total site area is approximately 0.2 acres.

The property has potential for conversion to residential accommodation and further development in the car park (STP).

PRICE

£350,000 (three hundred and fifty thousand pounds).

VAT

VAT will be charged on the sale price.



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ACCOMMODATION

Ground Floor		
Office	20.42 sq m	(220 sq ft)
Office	35.78 sq m	(385 sq ft)
Office	23.26 sq m	(250 sq ft)
Meeting Room	26.00 sq m	(280 sq ft)
Kitchen	7.11 sq m	(77 sq ft)
Total	112.57 sq m	(1,212 sq ft)
First Floor		
Office / Meeting Room	19.53 sq m	(210 sq ft)
Office	78.92 sq m	(849 sq ft)
Meeting Room	26.00 sq m	(280 sq ft)
Total	124.45 sq m	(1,339 sq ft)
Total NIA	237.02 sq m	(2,551 sq ft)

TENURE

The property is available freehold with vacant possession.



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BUSINESS RATES

Local Authority: NW Leicestershire
Period: 2024/2025
Rateable Value: £18,250

All parties should liaise with the local authority for further information regarding the rating assessment.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 90 within Band D. The EPC is valid until 8 August 2027.

PLANNING

We understand the premises have authorised planning consent under Class E of the Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries of the local planning authority.

ANTI-MONEY LAUNDERING POLICY

In accordance with anti-money laundering regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser(s).



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LOCATION

The property is located on Bakewell Street which is off the north side of London Road approximately 1 mile from Coalville town centre and 4½ miles north-west of Junction 22 of the M1 motorway easily accessed via the A511 which provides access to the M42 and M1, with excellent road communications to the East and West Midlands.

The property is also well-placed within easy access to East Midlands Airport which is approximately 10 miles distant.

 **what3words:**
///petal.daisy.safely



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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