

**MATHER  
JAMIE**

01509 233433

75 King Street  
Sileby  
Leics  
LE12 7LZ

**TO LET**  
**£15,000 pax**



**Industrial Premises**

**256.8 sq m (2,764 sq ft)**

# 75 King Street, Sileby, Leics, LE12 7LZ

## DESCRIPTION

A former dairy which has been extended to provide a twin bay single storey engineering workshop beneath pitched timber trussed roof. To the front elevation is an additional brick-built loading bay with steel roller shutter loading access door.

Internally the property has solid concrete flooring and benefits from 3-phase power.

The main workshop has an internal clearance of 3.68m. There is a floor level change between the loading bay and the main workshop of approximately 80cm.

## ACCOMMODATION

Workshop  
Loading Bay  
Store

**Total GIA**                      **256.8 sq m**            **(2,764 sq ft)**

## TENURE

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

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Asset Rating of 77 within Band D. The EPC is valid until 7 February 2033.



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## RENT

**£15,000 (fifteen thousand pounds)** per annum exclusive.

## VAT

VAT will be charged on the rent.

## BUSINESS RATES

Local Authority: Charnwood  
Period: 2023/2024  
Rateable Value: £10,000

## LEGAL COSTS

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

## PLANNING

We understand the premises have established planning consent under Class B2 of the Town and Country Planning (Use Classes) Order 1987.

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



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## LOCATION

The property is located close to the centre of the village of Sileby fronting King Street close to its junction with Swan Street. The property adjoins the Sileby Redland Community Primary School and is located adjoining and opposite residential dwellings.

Sileby is well-located with good access to the A6 Loughborough/Leicester link road.

 **what3words:**  
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## **CONTACT:**

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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